

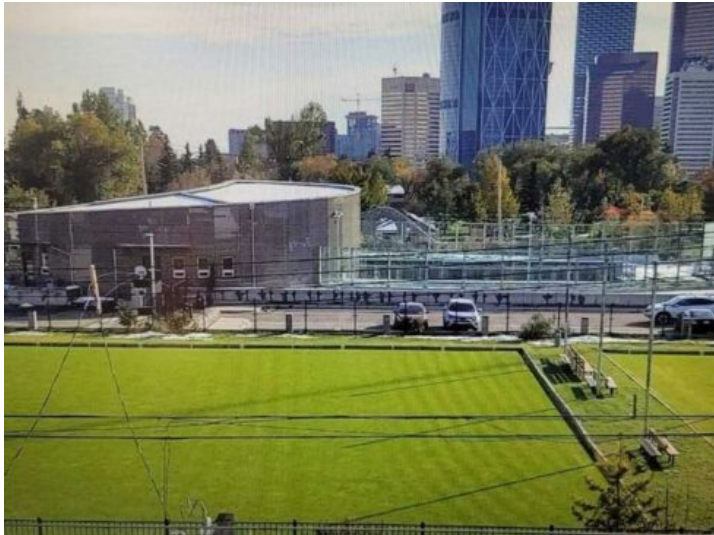


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**135 7 Avenue NE
Calgary, Alberta**

MLS # A2228964



\$1,099,888

Division: Crescent Heights

Lot Size: 0.13 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Excellent location with beautiful and stunning City View. This corner lot is back onto Rotary Park. Base on city of Calgary development information, this corner lot allows to build 4 town houses with legal suite basement(buyer needs to confirm this info). This corner lot also offers a immaculate 1,121 sq ft charming character bungalow on the lot. The house is offering total 2 kitchen, 6 bedrooms, 2 full bathrooms, and separated entrance to the basement. The main floor features a unique foyer, living room with gas fireplace, bright dining room, open kitchen with S/S appliances, newer bathroom with a 2 storey art piece stained glass window, the deck is the backyard is overlooking the gorgeous south facing backyard oasis. Basement has an additional 3 bedrooms with small windows, bathroom, summer kitchen, living room, dining room, laundry and storage space. There is a heated workshop / studio attached to the double car garage. This gem is a rare find, located in one Calgary's most desirable neighbourhoods. Close proximity to downtown, Bow river, trendy eateries, shops, parks, schools and public transport. This property is in a Heritage Guideline Area. Everyone please find more information on Heritage Guideline Areas at the City of Calgary's website. The rent is \$3,500/per month now. Please don't disturb the tenants in the house. They never open the door for viewings. This lot size is 45.8f x 120f.