



GRASSROOTS
REALTY GROUP

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

3226 7 Street SW
Calgary, Alberta

MLS # A2272327



\$1,159,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	1914 (111 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: N/A

A lovely residence in highly sought after Elbow Park. Florence's house is a vintage 1,843 square foot 2-storey on a private 33 X 125 foot lot, a few homes in from Christ Church park. Last sold in 1955, consider this property + house to be a blank canvas at an attractive entry level price; in a prime location. The current home is solid, functional, + comfortable., as it was occupied by one family for 25 years. A formal entry leads to living/dining spaces, family room, full bathroom, and galley style kitchen. Upstairs are 4 good sized bedrooms + full bath, which could be re-configured to a fabulous 3 bedroom with master/walk-in closet/ensuite. The lower level is fully finished and provides plenty of storage, a 2-piece bath, kids play/hobby room, and laundry space. With no structure's immediately adjacent on the south side, the lot enjoys incredible sun throughout the day. Don't miss the paved alley way, private back deck, and quiet streetscape.