



1921 7 Avenue SE
Calgary, Alberta

MLS # A2093683



\$980,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1945 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Massive potential for INVESTORS & DEVELOPERS with this fantastic, rare opportunity in INGLEWOOD! Almost 2.5 lots - 61 FT x 130 FT. R-C2 zoned. Welcome to 1921 7th Ave SE. situated on a cul-du-sac. Great location only minutes away from the Max Purple BRT Rapid Transit Network, Inglewood Bicycle Pump track, Inglewood Wildlands, bike paths, Bow River, 14 - 18 min walk to the Inglewood Bird Sanctuary, Pearce Estate Park, Harvie Passage Lookout. Across the street is The Corridor in Phase 2 of the new project Bend in the Bow. Perfect location if you are looking for a renovation project or to redevelop. The house needs a lot of TLC & renos. The main floor has vinyl floors, 2 bedrooms, 3pce bathroom was updated with a walkin shower & low flush toilet. The basement is a finished illegal-suite with vinyl flooring, bedroom, kitchen, 4 pce bathroom. Not currently rented. Prime for redevelopment as R-C2 zoned 61 FT (frontage) x 130 FT.