



1433 7 Street NW
Calgary, Alberta

MLS # A2120706



\$818,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Rosedale | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,371 sq.ft. | Age: | 1960 (64 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|------------------------------------|-------------------|------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: None

Introducing a charming 4-level split house nestled in the prestigious community of Rosedale. This immaculate property offers over 2500 sq ft of total living space including a spacious living with an abundance of natural light and contemporary features throughout. As you enter, you'll be greeted by a welcoming foyer leading to the main level boasting a generous living area, perfect for family gatherings or entertaining guests. You'll find four bright and airy bedrooms, providing plenty of space for relaxation and privacy. This home has all new windows in the bathrooms, bathroom and kitchen. Downstairs, the lower level features a cozy family room, ideal for movie nights or entertaining guests. Additionally, there's a separate laundry room and a convenient third bathroom, adding to the functionality of the home. Step outside to the beautifully landscaped backyard, where you can enjoy summer barbecues on the patio or simply unwind in the peaceful surroundings. Located in the sought-after community of Rosedale, this property offers a desirable combination of tranquility and convenience. With easy access to parks, schools, shopping, and dining options, this is the perfect place to call home. Don't miss out on this incredible opportunity to own a piece of Rosedale's charm. Schedule your showing today!