



**2105 7 Street NE**  
**Calgary, Alberta**

**MLS # A2146106**



**\$778,800**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Lawn, Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** Refrigerator and Gas Stove in Basement Suite

**PRICE REDUCTION** Ideal Lot size 50 X 120 with a WEST Backyard!!!!. Welcome investors and Builders to the sought after inner city community of "Winston Hts". Nestled on a quiet street is this Clean 2 bedroom bungalow offering a total of 1903 sq. ft. of living space. Situated Across from a PLAYGROUND / DOG PARK on a tree lined street and a short walk to the Winston Hts GOLF Course makes this an ideal location. Original and well maintained with hardwood floors throughout the main and plank in kitchen and bathroom. The kitchen is "White and Bright" with a eating area over looking the backyard. The developed basement, Illegal suite has 2 bedrooms, kitchen with gas stove, a spacious living room and a 4 piece bath, plus a separate laundry room, and separate utility room with ample storage space in both. The Sunny deep WEST backyard is flooded with greenery and 2 apple trees on a flat lot. Single car garage and parking pad also available. Close to all amenities, schools, shopping and access to bike paths, Deerfoot trail, Airport and Downtown. Call to view. Rental income can be \$1700-\$2000 for upstairs and single garage, Basement can be \$1300-\$1600 a month ...Potential \$3,000 a month, PLUS+++ providing how you manage utilities. Great mortgage helper for a couple or INVESTORS to carry. GREAT LOCATION >>>MONEY MAKER