



524 7A Street NE
Calgary, Alberta

MLS # A2161943



\$749,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,231 sq.ft.	Age:	1964 (60 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Brick
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: Basement Stove & fridge

Welcome to the energetic community of Bridgeland/Riverside! This timeless charm bungalow offers 2362sqft with 6 bedrooms, 2 full bathrooms and a double detached garage. This home was a place of warmth where every corner held a memory. Located on a corner lot and 5 min walk to enjoy pathways by the river and the downtown. Opportunity waits for doing a renovation or redevelopment in this prime location! Upstairs offers a front living room with large front window, 3 bedrooms, 4pc bathroom, kitchen and cozy dining room. Basement (illegal) suite is fully finished with separate entrance from front of the house with 3 bedrooms, cozy living room, kitchen and 4pc bathroom. Furnace was added approx 8-10 years ago and roof was done approx 15 years ago. Your backyard oasis is filled with flowers, gardens and a double detached garage. Don't miss your chance to own this character home close to trendy shops, cafes, restaurants, schools, shopping, farmers market, community garden, LRT station and the Calgary Zoo.