



**GRASSROOTS**  
REALTY GROUP

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

414 7 Avenue NW  
Calgary, Alberta

MLS # A2211604



**\$1,699,900**

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,476 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Sitting on a massive 75' x 120' corner lot in the heart of Sunnyside, this property offers rare flexibility in one of Calgary's most sought-after neighborhoods. Whether you're dreaming of building your custom home, exploring redevelopment, or investing in a rental opportunity, this one checks the boxes. Inside, you'll find two separate living spaces &mdash; including an illegal suite in the basement &mdash; giving you options for multi-generational living, rental income, or a live-up/rent-down setup. An attached garage, oversized yard, and mature trees add to the appeal. Walkable to everything: Bow River pathways, McHugh Bluff off-leash park, Crescent Heights Park, and just minutes to the energy and charm of Kensington. Grab a coffee at Some Flower Cafe and enjoy the lifestyle this location delivers. Opportunities like this don't come up often &mdash; especially on a lot this size, in a location this good.