

1931 7 Avenue SE  
Calgary, Alberta

MLS # A2166354



**\$560,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1913 (111 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Other, Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** NA

Welcome to this delightful home in the sought after community of Inglewood! Ideal for first-time buyers and investors, this fully updated property sits on a generous 25x130-foot lot, offering endless potential. With this prime location you are able to enjoy the nearby green spaces, easy access to downtown, Deerfoot Trail and all other major amenities including the Calgary Zoo! Inside, discover a beautifully updated interior featuring new laminate flooring, trim and baseboards throughout. The modern kitchen showcases White Shaker cabinets, quartz countertops and modern backsplash. The main level includes a bright living room, dining area, stylish kitchen, 4pc bathroom, laundry room, and a spacious primary bedroom. Upstairs you will find a loft which offers versatile space for a bonus room, media room, office, or additional bedroom. The private backyard features a rear deck and ample space for gatherings and access to the alley with room for a potential future garage. The possibilities are abundant for those looking for a move in ready home all the way to potential redevelopment. This is one you wont want to miss!