

1813 7 Street SW
Calgary, Alberta

MLS # A2174242



\$645,000

Division:	Lower Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	1912 (112 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Level		

Heating:	See Remarks	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

****Attention All Builders, Developers & Investors - Fantastic Location!!**** Capitalize on this opportunity to transform this Century Edwardian property into an exceptional single family home or an investment with promising revenue opportunities. Home was divided into 3 separate suites. Renovate or build on this M-C2 large, level "L" Shape lot with approximately 39'5" frontage on 7th Street and wrapping around the neighbouring property to 24' width on the side alley providing access to the double detached garage and West backyard. Located on a charming street in the Vibrant and Highly Desirable community of Lower Mount Royal. With a Walk score of 92 (as stated on WalkScoreCalgary.com), this location is ideal for those seeking an inner city lifestyle. Just steps away from top notch restaurants, pubs, numerous cafes, and the unique shops of Uptown 17th Avenue, Walking distance to the Downtown Core, 4th Street SW in Mission, and the Elbow River Pathway System for morning runs, bike riding or evening strolls. The house has suffered significant fire damage, and requires a major renovation or re-build. Property and all chattels are AS-IS, WHERE-IS, with no representations or warranties. Please ask your realtor for additional information contained in Realtor remarks. Drive by and view today!