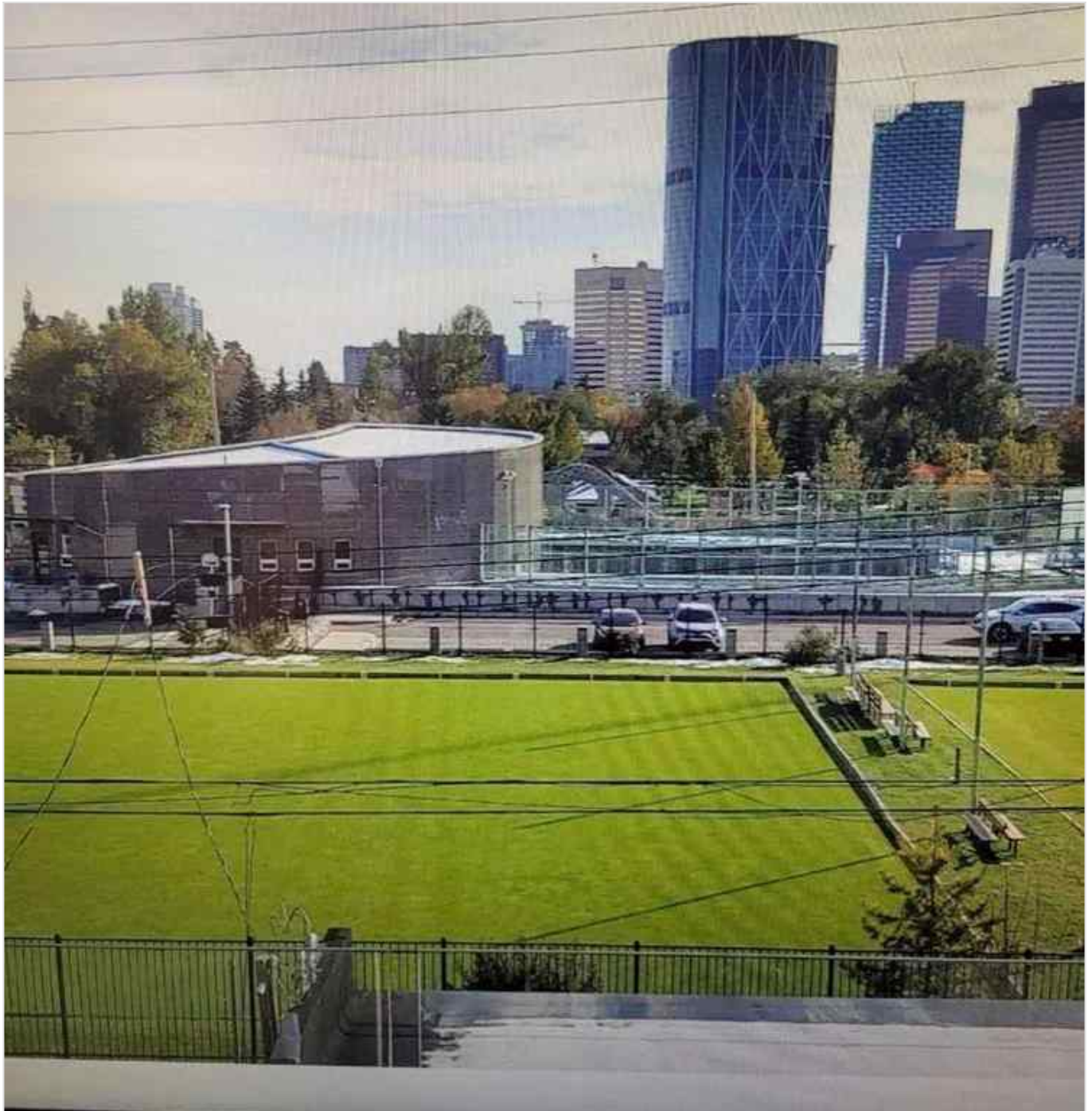




**135 7 Avenue NE, Calgary, Alberta - \$1,099,888**



Main Photo

## Property Description

Photos  
Coming  
Soon



P:

Excellent location with beautiful and stunning City View. This corner lot is back onto Rotary Park. Based on city of Calgary development information, this corner lot allows to build 4 town houses with legal suite basement (buyer needs to confirm this info). This corner lot also offers a immaculate 1,121 sq ft charming character bungalow on the lot. The house is offering total 2 kitchen, 6 bedrooms, 2 full bathrooms, and separated entrance to the basement. The main floor features a unique foyer, living room with gas fireplace, bright dining room, open kitchen with S/S appliances, newer bathroom with a 2 storey art piece stained glass window, the deck is the backyard is overlooking the gorgeous south facing backyard oasis. Basement has an additional 3 bedrooms with small windows, bathroom, summer kitchen, living room, dining room, laundry and storage space. There is a heated workshop / studio attached to the double car garage. This gem is a rare find, located in one Calgary's most desirable neighbourhoods. Close proximity to downtown, Bow river, trendy eateries, shops, parks, schools and public transport. This property is in a Heritage Guideline Area. Everyone please find more information on Heritage Guideline Areas at the City of Calgary's website. This lot size is 45.8f x 120f. Tenants occupied. They never allow any one to get in the house. The rent is \$3000/per month. Lease is expired at the end of Aug. 26.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Grand Realty*



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