



## 311 7 Avenue Calgary Alberta

\$675,000

Discover this beautifully updated 1930s bungalow at 311 7 Ave NE, nestled in the highly sought-after Crescent Heights community. This charming home sits on a 32.5' x 120' lot and features an RC-G zoning, offering future potential while embracing its original character. With all major updates completed, this property seamlessly blends old-world charm with modern convenience. Step inside to find an open-concept main floor, where a cozy front sitting room flows effortlessly into a dining area and renovated kitchen (heated flooring and appliances 2018). The kitchen boasts contemporary finishes and overlooks the backyard, your own private oasis. Perfect for outdoor entertaining, the south-facing yard features a spacious deck (2019) and mature trees, creating a serene retreat. The main floor also offers two bedrooms and an updated four-piece bathroom with in floor heating (2020), retaining classic touches while incorporating stylish upgrades. Downstairs, the fully finished basement (updated 2022) provides additional living space, complete with a large rec room featuring a built-in entertainment area, a bedroom with an egress window, and a two-piece bath with in-floor heating. A partially finished storage area and organized laundry room with a sink add practical functionality. This home includes essential modern updates, such as a new roof (2021), double-pane vinyl windows (2018), a high-efficiency furnace (2022), a new hot water tank (2022), and updated bathrooms. The property is just minutes from downtown and a short walk to the river valley, offering a perfect balance of convenience and tranquility. Don't miss the opportunity to own this Crescent Heights gem - move in and enjoy the best of both worlds! (id:6769)

Recreational, Games room 18.50 Ft x 13.58 Ft

Bedroom 9.75 Ft x 9.58 Ft

2pc Bathroom 6.17 Ft x 5.25 Ft

Living room 10.92 Ft x 14.58 Ft

Dining room 10.92 Ft x 7.58 Ft

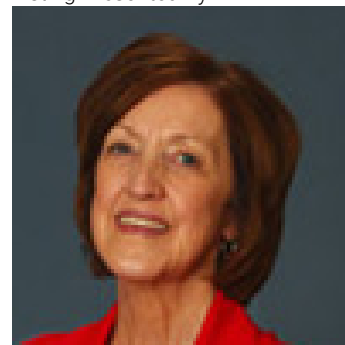
Kitchen 10.92 Ft x 13.17 Ft

Primary Bedroom 10.08 Ft x 10.08 Ft

4pc Bathroom 7.00 Ft x 6.50 Ft

Bedroom 10.08 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
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