



# 1921 7 Avenue Calgary Alberta

\$950,000

Massive potential for INVESTORS & DEVELOPERS with this fantastic, rare opportunity in INGLEWOOD! Almost 2.5 lots - 61 FT x 130 FT. R-C2 zoned. Welcome to 1921 7th Ave SE. situated on a cul-du-sac. Great location only minutes away from the Max Purple BRT Rapid Transit Network, Inglewood Bicycle Pump track, Inglewood Wildlands, bike paths, Bow River, 14 - 18 min walk to the Inglewood Bird Sanctuary, Pearce Estate Park, Harvie Passage Lookout. Across the street is The Corridor in Phase 2 of the new project Bend in the Bow. Perfect location if you are looking for a renovation project or to redevelop. The house needs a lot of TLC & renos. The main floor has vinyl floors, 2 bedrooms, 3pce bathroom was updated with a walkin shower & low flush toilet. The basement is a finished illegal-suite with vinyl flooring, bedroom, kitchen, 4 pce bathroom. Not currently rented. Prime for redevelopment as R-C2 zoned 61 FT (frontage) x 130 FT. (id:6769)

Family room 9.55 M x 2.94 M

Kitchen 4.49 M x 3.04 M

Bedroom 3.58 M x 2.92 M

Kitchen 3.66 M x 3.34 M

Living room 5.00 M x 3.34 M

Primary Bedroom 2.93 M x 3.72 M

Bedroom 2.92 M x 2.79 M

3pc Bathroom 1.97 M x 1.85 M

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca