



## 2234 7 Avenue Calgary Alberta

\$1,950,000

Subdivdable 84 ft wide X 144 FT deep lot. Premier Lot & location ( potential 3 lots) Great bones in this Large 1447 Sq ft bungalow built in 1970 ready for your design ideas! 3 bedrooms & 2 1/2 bath. Home was kept in immaculate shape by original owners. Feature's main floor family room with wood buring fireplace, gleeming Hardwood floors, ensuite bath off primary rm, 2nd kitchen in the basement, large covered patio off family room leads to an amazing massive, mature, private rear yard. Opportunity & Potential is unlimited, subdivide vacant 25 ft from east side of property & still be left with massive lot & home. West Hillhurst is a prime location walking distance to parks, bow river pathway systems, community center ( swimming, tennis , fitness) & simple commute to the downtown and the University of Calgary. Calling all investors, buliders, flippers & dreamers! (id:6769)

Den 12.75 Ft x 11.50 Ft

Kitchen 7.67 Ft x 8.17 Ft

Media 14.92 Ft x 15.17 Ft

Recreational, Games room 12.75 Ft x 19.17 Ft

4pc Bathroom Measurements not available

Kitchen 9.75 Ft x 9.67 Ft

Other 7.83 Ft x 7.33 Ft

Dining room 9.00 Ft x 8.00 Ft

Living room 18.25 Ft x 11.42 Ft

Family room 17.58 Ft x 12.92 Ft

4pc Bathroom Measurements not available

Bedroom 11.67 Ft x 9.00 Ft

Bedroom 11.92 Ft x 11.50 Ft

Primary Bedroom 13.00 Ft x 11.92 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

**RE/MAX Realty Professionals**

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