



\$ 1,039,900.00

## 140 7 AVENUE NW CALGARY

<https://paulbrinton.com>

Great opportunity to own this charming bungalow in the upscale West Crescent with unobstructed view of Downtown Calgary. R-C2 Zoning SW Corner lot. You will year-round enjoy the beauty and convenience of the city life, Without paying Crescent Rd price and tax! Take advantage of the current buyer's market and...

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1162889

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 13:28:15

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 11/23/21

**Lot size:** 5993 sq ft

**Year built:** 1917

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Laminate

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** .

**Lot Features:** Back Lane,City Lot,Corner Lot **Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air

**Total Parking:** 3

**Community Features:** Park,Schools  
Nearby,Playground

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 1,129.10

**Photo Count:** 18



**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 15.24M 50`0"

**Living Area SF:** 921.00

**Structure Type:** House

**Restrictions:** None Known

**Construction Materials:** Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dryer,Electric Stove,Refrigerator,Washer

**Subdivision Name:** Crescent Heights

**Lot Size Acres:** 0.14

