



\$ 429,900.00

## 320 7 AVENUE NE CALGARY

<https://paulbrinton.com>

CRESCENT HEIGHTS | ENDLESS OPPORTUNITIES | ILLEGALLY SUITED | RENTAL INCOME OPPORTUNITY | Exceptional value and opportunity to own, invest or develop in one of Calgary's most sought-after inner-city communities! This charming illegally suited property with tons of original character offers 2 self-contained rental opportunities! Live in the bright and...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 1 and Half Storey

**MLS ® #:** A1139107

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-27 14:16:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/10/21

**Lot size:** 3003 sq ft

**Year built:** 1909

**Parking:** Garage Faces Rear, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Softwood

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** See Remarks, Separate Entrance, Storage

**Roof Type:** Asphalt Shingle

**Total Parking:** 1

**Community Features:** Golf, Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Street Lighting, Rectangular Lot

**Heating Type:** Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry, Suite

**Levels:** One and One Half



**Laundry features:** In Basement, Main Level, **Zoning:** R-C2

Multiple Locations

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** Suite - Illegal

**Frontage Metres:** 7.61M 25`0"

**Living Area SF:** 887.35

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** \$ 506.00

**Photo Count:** 17

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

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Crescent Heights

**Lot Size Acres:** 0.07

