



\$ 569,900.00

## 349 7 AVENUE NE CALGARY

<https://paulbrinton.com>

Builder and Investment Alert! Great opportunity to own this 1700 sq ft bungalow with three 3 illegal suites with separate entrances. DC Zoned commercial use property. Main level offers two business suites, one with two bedrooms, one den, living room, kitchen and 3 pc bathroom, the other self living suite...

- 6 beds
- 5 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1135515

**Type:** Detached

**Bedrooms:** 6

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-02 20:48:28

**Bathrooms:** 5

**Bedrooms Above Grade:** 4

**Date added:** 08/04/21

**Two Piece Bath:** 1

**Lot size:** 4585 sq ft

**Year built:** 1950

**Parking:** Off Street, Parking Pad

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Ceramic Tile,Laminate

**Community Features:** Park,Schools  
Nearby,Playground,Street Lights,Shopping  
Nearby

**Fencing:** Fenced

**District:** CAL Zone CC

**Interior Features:** No Animal Home,No  
Smoking Home

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Fireplace Features:** Mantle,Wood Burning

**Exterior Features:** Private Yard

**Electric:** 100 Amp Service

**Cooling:** None

**Lot Features:** No Neighbours  
Behind,Rectangular Lot

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** One



**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 9

**Suite:** Suite - Illegal

**Frontage Metres:** 16.46M 54`0"

**Living Area SF:** 1700.00

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 352.88

**Photo Count:** 24

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

**Subdivision Name:** Crescent Heights

**Lot Size Acres:** 0.11

