

# 7 RIVERDALE AVENUE SW



\$ 1,500,000.00

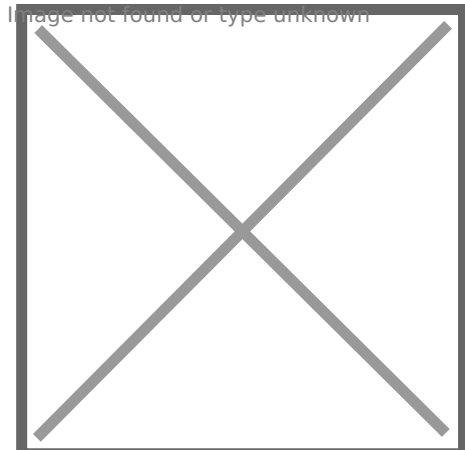
## 427 RIVERDALE AVENUE SW CALGARY

<https://paulbrinton.com>

Extraordinary opportunity! This is a "forever location" for those looking to build their dream home in a truly special spot. Faces the Elbow River and parkland. This west corner offers a significantly wider field of view than an interior lot. Fantastic light quality from the west side and the south...

- 1 bed
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1144821

**Type:** Detached

**Bedrooms:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-11 00:16:08

**Bathrooms:** 1

**Bedrooms Above Grade:** 1

**Date added:** 09/11/21

**Lot size:** 5996 sq ft

**Year built:** 1929

**Parking:** None

## PROPERTY FEATURES

**Flooring:** Hardwood

**Exterior Features:** Other

**District:** CAL Zone CC

**Interior Features:** No Smoking Home

**Roof Type:** Asphalt Shingle

**Community Features:** Park,Schools

Nearby,Playground,Pool,Tennis Court(s),Shopping  
Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Lane,Close to  
Clubhouse,Creek/River/Stream/Pond,Environmental  
Reserve,Level,Rectangular Lot,See  
Remarks,Treed,Views

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** None

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 1,342.88



**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Suite:** No

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

**Living Area SF:** 1117.00

**Structure Type:** House

**Restrictions:** None Known

**Photo Count:** 17

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** None

**Subdivision Name:** Elboya

**Lot Size Acres:** 0.14

