

# \$549,900 - 1931 7 Avenue Se, Calgary

MLS® #A2190604

**\$549,900**

1 Bedroom, 1.00 Bathroom, 1,075 sqft  
Residential on 0.07 Acres

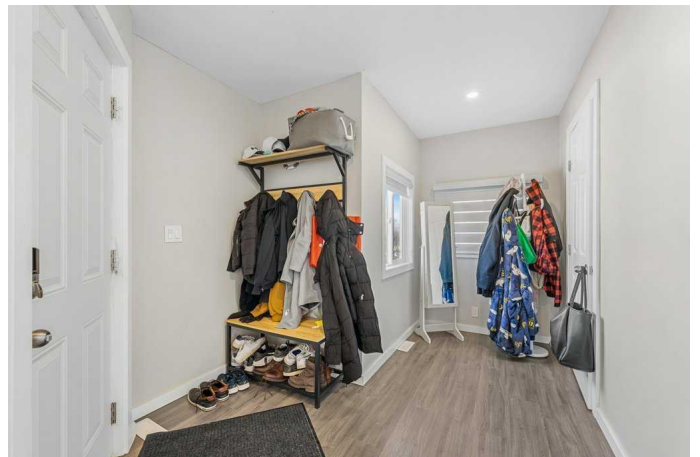
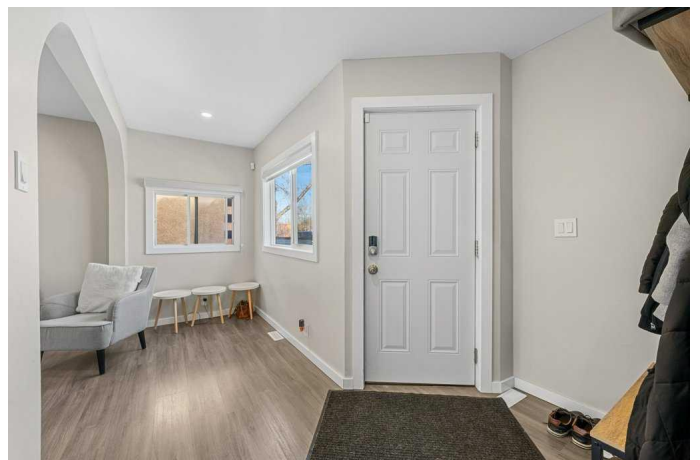
Inglewood, Calgary, Alberta

Welcome to this beautiful character home in the heart of desirable Inglewood! Perfect for first-time home buyers and investors alike. This fully renovated gem sits on a spacious 25x130-foot lot, offering ample space and endless possibilities.

Location is key, and this home delivers. Enjoy the green space right across the street, with quick access to downtown, Deerfoot Trail, parks, playgrounds, schools, transit, Calgary Zoo, and shopping; convenience is at your fingertips. Plus, take a leisurely stroll to the Inglewood Bird Sanctuary and Pearce Estate Park, just down the street.

Step inside to discover a meticulously renovated interior. Brand new laminate flooring, complimented by fresh wood trim and baseboards throughout. The remodeled kitchen is a culinary delight, featuring stunning White Shaker cabinets, sleek quartz countertops, and a stylish subway tile backsplash.

The main level offers an inviting layout, including a bright living room, dining area, lovely kitchen, large 4pc bathroom, laundry room, and a spacious primary bedroom. Ascend to the expansive upper-level loft, boasting vaulted ceilings and versatile space that can be customized to suit your needs—whether it's a bonus room, media room, office, or additional bedroom.



Step outside to your private backyard, complete with a rear deck and a sizable yard offering plenty of room for social gatherings or to build a double garage. With numerous infills being developed on the neighboring block, seize the opportunity to make this property your own or explore its redevelopment potential.

Built in 1913

### Essential Information

MLS® #	A2190604
Price	\$549,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,075
Acres	0.07
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	1931 7 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0J9

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,
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	Vaulted Ceiling(s)
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 31st, 2025
Days on Market	63
Zoning	R-C2

## Listing Details

Listing Office	eXp Realty
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