

3012 7 Street SW
Calgary, Alberta

MLS # A2176648



\$1,650,000

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|-----------|--|--------|-------------------|
| Division: | Elbow Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,662 sq.ft. | Age: | 1926 (99 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Level, Rectangular Lot, Treed | | |

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|-------------|--------------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Wood Frame, Wood Siding |
| Foundation: | Poured Concrete |
| Features: | Skylight(s) |

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|------------|--------|
| Water: | Public |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: None

Nestled on a picturesque tree-lined street just steps from the Glencoe Club, this charming 2-storey home offers 2,661 sq ft of spacious living. Featuring 3+1 bedrooms and 3.5 bathrooms, the open-concept main floor welcomes you with a wall of windows leading to a west-facing patio perfect for entertaining. The main level includes a generous living and dining area, a cozy family room, and an open kitchen with a center island. The master suite features a sitting area large walk in closet and a 5-piece ensuite with dual sinks. The fully finished basement includes a triple-safe waterproofing system for added peace of mind. Outside, enjoy a double detached garage and easy access to a paved lane. Located just half a block from scenic river pathways, parks, and minutes from downtown, this home is close to top schools like Western Canada, William Reid, and Earl Grey.