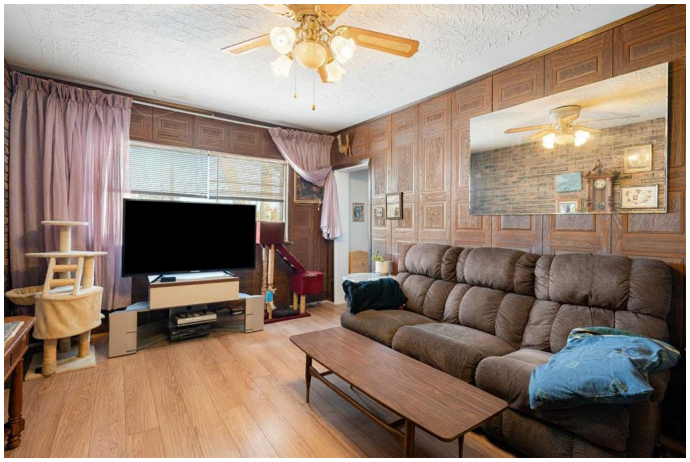
$899,900 - 1921 7 Avenue Se, Calgary

MLS® #A2196032

$899,900
3 Bedroom, 3.00 Bathroom, 1,204 sqft
Residential on 0.18 Acres

Inglewood, Calgary, Alberta



Welcome to 1921 7th Ave SE, a truly exceptional opportunity for investors and developers in the heart of Inglewood. This rare property boasts over 2.5 lots, measuring 61 feet by 130 feet, and is zoned R-C2, offering endless potential for redevelopment. Located on a quiet cul-de-sac, this prime site is perfectly positioned just minutes from key amenities suchas the Max Purple BRT Rapid Transit Network, Inglewoodâ€™s scenic Wildlands, bike paths, and the Bow River. For nature enthusiasts, the Inglewood Bird Sanctuary and Pearce Estate Park are just a short 15 minute walk away, and Harvie Passage Lookout is within easy reach. Whatâ€™s more, the property is directly across from the exciting Phase 2 of the Bend in the Bow project, marking it as a key area for future growth and development. Whether youâ€™re looking to embark on a renovation project or redevelop entirely, this location offers incredible potential. The existing home on the property requires significant TLC and renovation but offers a solid foundation for future plans.The main floor features vinyl flooring, two bedrooms, and a 3-piece bathroom that has been updated with a walk-inshower and low-flush toilet. The fully finished basement includes an illegal suite with vinyl flooring, one bedroom, a kitchen, and a 4-piece bathroom. While it is not currently rented, the suite presents potential for future rental income. With a 61-foot frontage and R-C2 zoning, this property is primed for

multi-unit residential development, making it an outstanding investment for those looking to capitalize on a prime location in one of Calgaryâ€™s most desirable and rapidly evolving neighbourhoods. Donâ€™t miss out on this rare and valuable opportunity to secure a property with tremendous redevelopment potential in Inglewood!

Built in 1945

Essential Information

MLS® #	A2196032
Price	$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.18
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1921 7 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0J9

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Washer, ENERGY STAR Qualified Refrigerator, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Other
Lot Description	Back Yard, Cul-De-Sac, Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	183
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark

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