

# \$170,000 - 101, 607 7 Avenue Ne, Calgary

MLS® #A2254225

**\$170,000**

2 Bedroom, 1.00 Bathroom, 709 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Bargain Price reflects the terrific potential and opportunity this home presents. Similar units in this building have sold for around \$250,000 earlier this year! This is an "As-Is" sale where all the heavy lifting is complete and ready for your imagination. Flooring, old broken appliances and all other junk has been removed to provide a clean blank slate ready for your design talent and sweat equity to produce a fabulous home or investment. Though the unit is below grade, bright brand new bedroom windows and huge patio sliders provide nice ambient light throughout. This will be a nice comfortable home in a solid building, well taken care of by a diligent self-managed team. The home also boasts a generous covered patio, recessed in the quaint front lawn of the complex, all across from a fabulous park and playground. Impeccable location steps away from the convenient corner store, rec-facilities, schools and all the shops along the hospitality corridor of Edmonton Trail. Scenic, quiet and an easy stroll to Downtown, a real charming place to live. Contact your favorite Realtor today!

Built in 1978

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2254225  |
| Price    | \$170,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 709               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101, 607 7 Avenue Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0N4              |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Coin Laundry |
| Parking Spaces | 1                     |
| Parking        | Stall                 |
| # of Garages   | 1                     |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Open Floorplan, See Remarks |
| Appliances        | None                        |
| Heating           | Baseboard                   |
| Cooling           | None                        |
| # of Stories      | 4                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Cedar           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |

|                        |                |
|------------------------|----------------|
| Zoning                 | M-C2           |
| <b>Listing Details</b> |                |
| Listing Office         | Turnkey Realty |



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