

# Single Family House For Sale

1,210 Sqft - 3532 7 Avenue SW, Calgary, Alberta, Canada T3C0C8



## Property Description

This is a perfect starter home, or a holding property for future development. On a tree lined street this raised bungalow welcomes you with a wide front porch into a functional plan of a living room, dining room, open area kitchen, 3 bedrooms and a 4 piece main bath. the kitchen was replaced about 10 years ago. The lower level with large windows offers a full 2 bedroom (illegal) suite with an eat in kitchen , living room with a fireplace, 2 bedroom and a 4 piece bath , it also has its own front door. a common laundry area and storage complete the lower level. there is an over sized double garage in the back yard (id:15472)

## Basic Details

Property Type:	<b>Single family</b>
Listing Type:	<b>For Sale</b>
Residential Type:	<b>House</b>
MLS® #:	<b>A1030915</b>
Price:	<b>\$649,900</b>
Beds:	<b>5</b>
Baths:	<b>2</b>
Rooms:	<b>Register to View</b>
Sq Ft:	<b>1,210 Sqft</b>
Year Built:	<b>1957</b>
Lot Area:	<b>634 m<sup>2</sup></b>













## Location

Street Number:	<b>3532</b>
Street:	<b>7</b>
Country:	<b>CA</b>
Province:	<b>AB</b>

City:	<b>Calgary</b>
Postal Code:	<b>T3C0C8</b>
Longitude:	<b>W115° 51' 39.6"</b>
Latitude:	<b>N51° 2' 46.3"</b>
Site Influences:	<b>Playground</b>

## Property [Rooms](#)

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 Living room (18.00 Ft x 13.42 Ft)	 Dining room (10.75 Ft x 8.58 Ft)
 Kitchen (12.75 Ft x 12.50 Ft)	 Primary Bedroom (13.25 Ft x 11.17 Ft)
 Bedroom (10.83 Ft x 10.83 Ft)	 Bedroom (10.58 Ft x 9.83 Ft)
 4pc Bathroom (10.83 Ft x 4.83 Ft)	 Living room (19.08 Ft x 16.17 Ft)
 Other (13.75 Ft x 11.83 Ft)	 Bedroom (13.67 Ft x 8.25 Ft)
 Bedroom (10.42 Ft x 9.75 Ft)	 4pc Bathroom (8.83 Ft x 8.17 Ft)

## Agent [Info](#)

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