

# \$1,099,888 - 135 7 Avenue Ne, Calgary

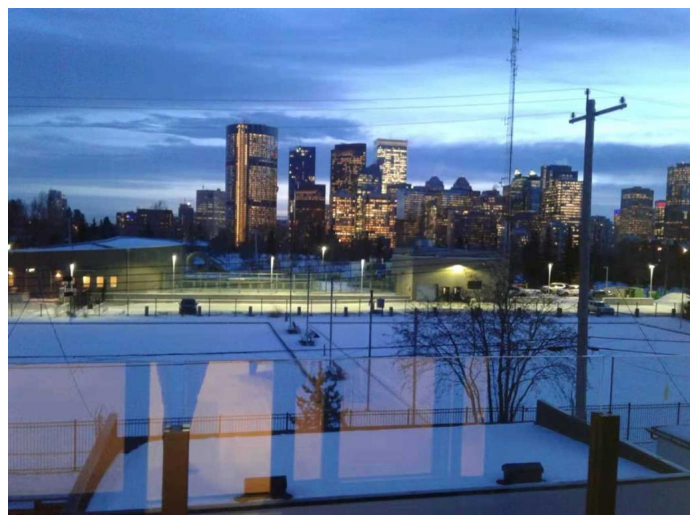
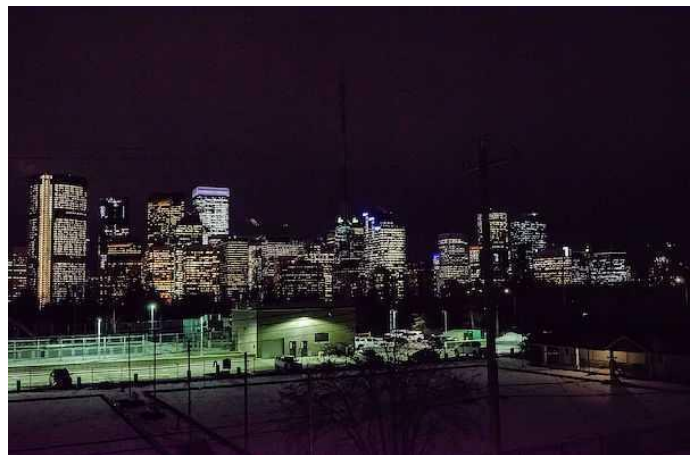
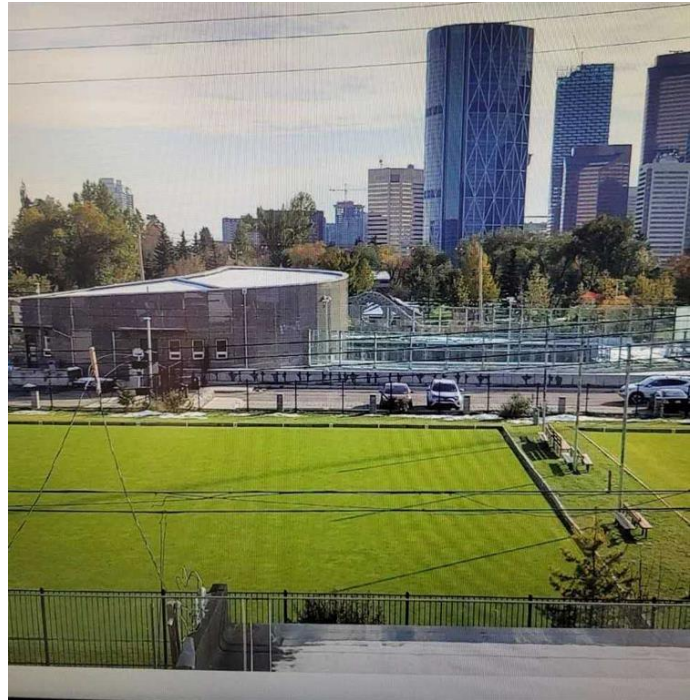
MLS® #A2228964

**\$1,099,888**

0 Bedroom, 0.00 Bathroom,  
Land on 0.13 Acres

Crescent Heights, Calgary, Alberta

Excellent location with beautiful and stunning City View. This corner lot is back onto Rotary Park. Base on city of Calgary development information, this corner lot allows to build 4 town houses with legal suite basement(buyer needs to confirm this info). This corner lot also offers a immaculate 1,121 sq ft charming character bungalow on the lot. The house is offering total 2 kitchen, 6 bedrooms, 2 full bathrooms, and separated entrance to the basement. The main floor features a unique foyer, living room with gas fireplace, bright dining room, open kitchen with S/S appliances, newer bathroom with a 2 storey art piece stained glass window, the deck is the backyard is overlooking the gorgeous south facing backyard oasis. Basement has an additional 3 bedrooms with small windows, bathroom, summer kitchen, living room, dining room, laundry and storage space. There is a heated workshop / studio attached to the double car garage. This gem is a rare find, located in one Calgary's most desirable neighbourhoods. Close proximity to downtown, Bow river, trendy eateries, shops, parks, schools and public transport. This property is in a Heritage Guideline Area. Everyone please find more information on Heritage Guideline Areas at the City of Calgary's website. This lot size is 45.8f x 120f. Tenants occupied. They never allow any one to get in the house. The rent is \$3000/per month. Lease is expired at the end of Aug. 26.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2228964         |
| Price     | \$1,099,888      |
| Bathrooms | 0.00             |
| Acres     | 0.13             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 135 7 Avenue Ne  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 0M6          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 136            |
| Zoning         | R-CG           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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