

# \$1,499,900 - 414 7 Avenue Nw, Calgary

MLS® #A2261427

**\$1,499,900**

3 Bedroom, 1.00 Bathroom, 1,476 sqft

Single Family on 0.21 Acres

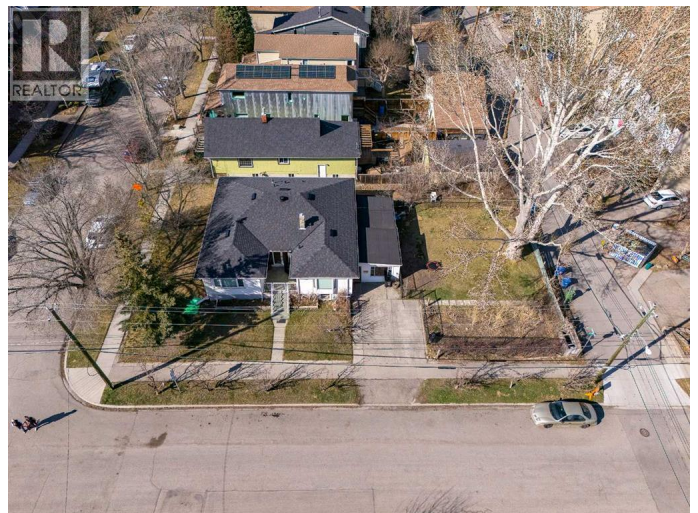
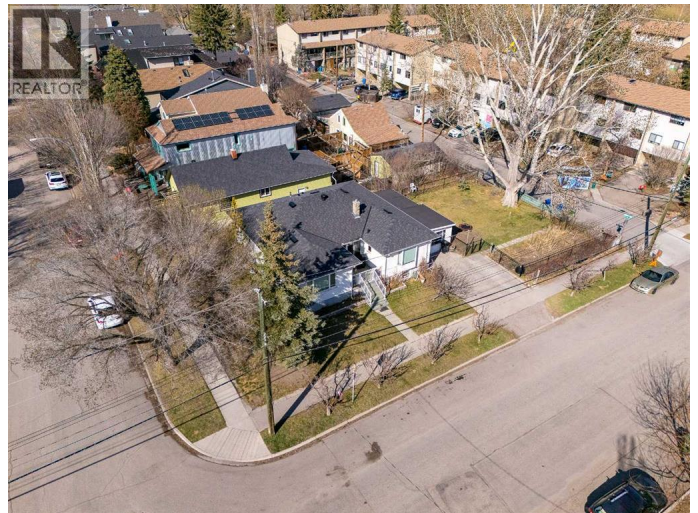
Sunnyside, Calgary, Alberta

Sitting on a massive 75' x 120' corner lot in the heart of Sunnyside, this property offers rare flexibility in one of Calgary's most sought-after neighborhoods. Whether you're dreaming of living in a charming character Bungalow, building your custom home, exploring redevelopment, or investing in a rental opportunity, this property checks all of the boxes. Inside, you'll find two separate living spaces including an illegal suite in the basement giving you options for multi-generational living, rental income, or a live-up/rent-down setup. An attached garage, oversized yard, and mature trees add to the appeal. Walkable to everything: Bow River pathways, McHugh Bluff off-leash park, Crescent Heights Park, and just minutes to the energy and charm of Kensington. Grab a coffee at Some Flower Cafe and enjoy the lifestyle this location delivers. Opportunities like this don't come up often especially on a lot this size, in a location this exceptional. (id:6289)

Built in 1949

## Essential Information

Listing #	A2261427
Price	\$1,499,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,476



Acres	0.21
Year Built	1949
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	414 7 Avenue Nw
Subdivision	Sunnyside
City	Calgary
Province	Alberta
Postal Code	T2N0Y7

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks
Parking Spaces	3
Parking	Attached Garage, Other, Parking Pad
# of Garages	1

### Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------



Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 6:31am PDT