

# \$1,699,900 - 414 7 Avenue Nw, Calgary

MLS® #A2211604

**\$1,699,900**

3 Bedroom, 1.00 Bathroom, 1,476 sqft

Residential on 0.21 Acres

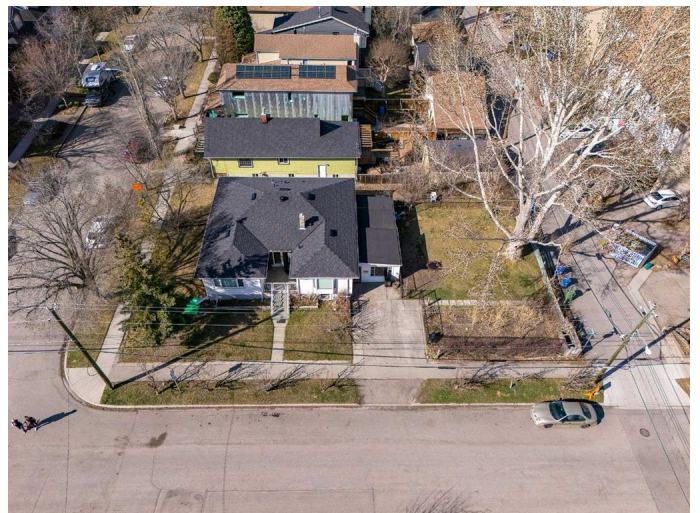
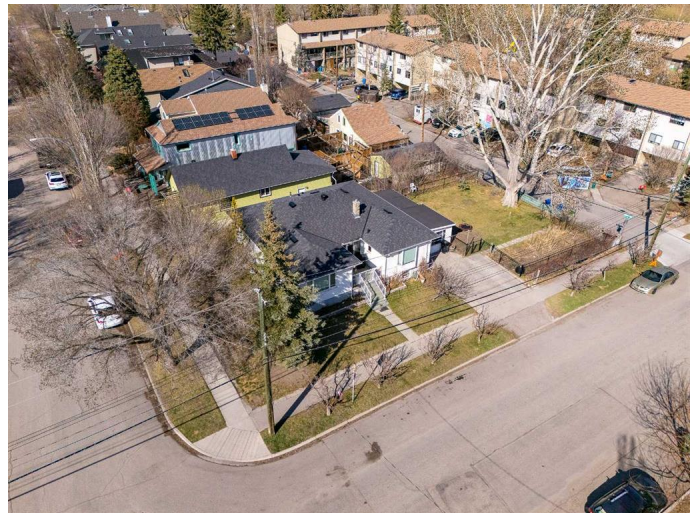
Sunnyside, Calgary, Alberta

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 building your custom home, exploring redevelopment, or investing in a rental opportunity, this one checks 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 good.

Built in 1949

## Essential Information

MLS® #	A2211604
Price	\$1,699,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,476
Acres	0.21



Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

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

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	26
Zoning	R-CG

### Listing Details

Listing Office

RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.