

# \$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

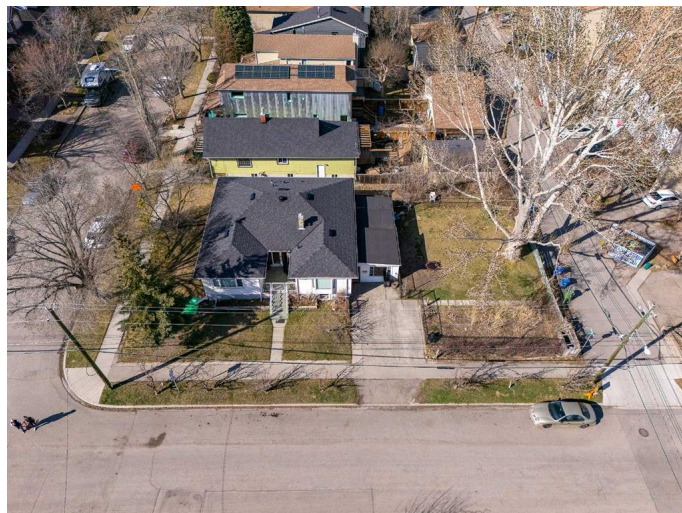
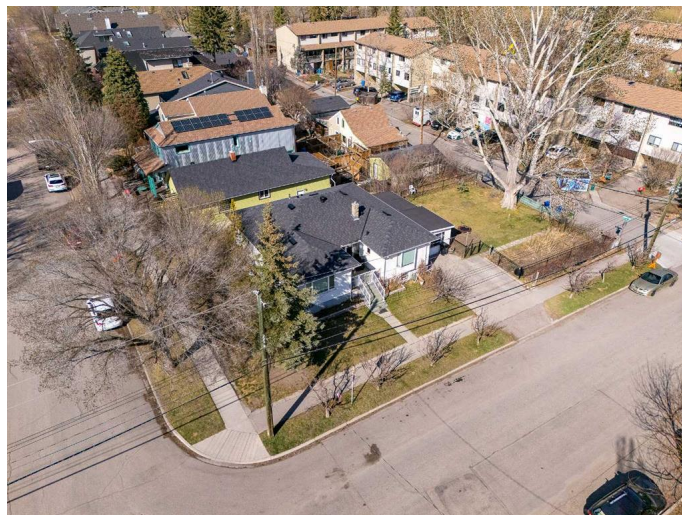
Sunnyside, Calgary, Alberta

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	7
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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