

# \$1,399,900 - 414 7 Avenue Nw, Calgary

MLS® #A2267138

**\$1,399,900**

3 Bedroom, 1.00 Bathroom, 1,476 sqft

Residential on 0.21 Acres

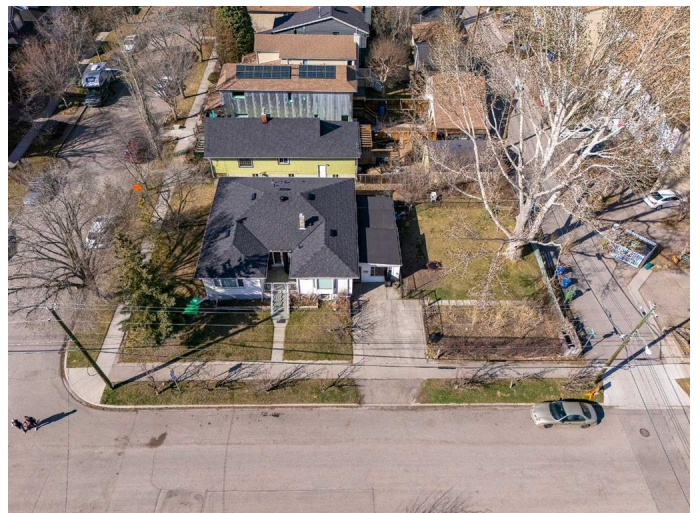
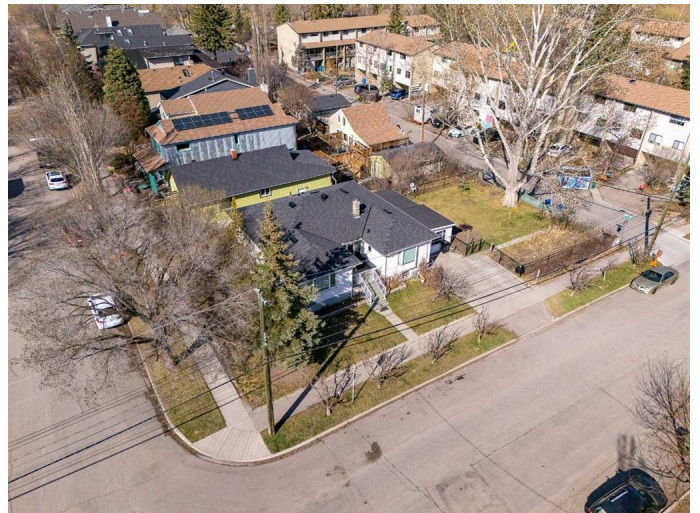
Sunnyside, Calgary, Alberta

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 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.

Built in 1949

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267138    |
| Price          | \$1,399,900 |
| 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          | Full                    |

### 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    | October 27th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

**Listing Details**

Listing Office                RE/MAX House of Real Estate

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