

3723 7 Avenue NW
Calgary, Alberta

MLS # A2176618



\$619,900

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	951 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: None

****ATTENTION INVESTORS & FIRST-TIME HOME BUYERS**** Welcome to this RENOVATED half duplex bi-level in the beautiful community of Parkdale! 3 Bedrooms Up, 1 BEDROOM ILLEGAL BASEMENT RENTAL SUITE -- SEPARATE LAUNDRY, 2 full baths, NEW ROOF, NEW VINYL PLANK FLOORING, NEW CARPET, NEW LIGHTING, FRESH PAINT INCLUDING KITCHEN CABINETS, NEW QUARTZ COUNTER-TOPS, NEW BASEBOARDS AND TRIM, NEW KITCHEN WINDOW, NEW BASEMENT SHOWER, NEWER FURNACE & HOT WATER TANK. Proximity to downtown Calgary, Bow River Pathway, University of Calgary, Foothills Hospital, Stoney Trail, & more.