

# \$1,650,000 - 3012 7 Street Sw, Calgary

MLS® #A2176648

**\$1,650,000**

4 Bedroom, 4.00 Bathroom, 2,662 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Nestled on a picturesque tree-lined street just steps from the Glencoe Club, this charming 2-storey home offers 2,661 sq ft of spacious living. Featuring 3+1 bedrooms and 3.5 bathrooms, the open-concept main floor welcomes you with a wall of windows leading to a west-facing patio perfect for entertaining. The main level includes a generous living and dining area, a cozy family room, and an open kitchen with a center island. The master suite features a sitting area large walk in closet and a 5-piece ensuite with dual sinks. The fully finished basement includes a triple-safe waterproofing system for added peace of mind. Outside, enjoy a double detached garage and easy access to a paved lane. Located just half a block from scenic river pathways, parks, and minutes from downtown, this home is close to top schools like Western Canada, William Reid, and Earl Grey.

Built in 1926

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2176648    |
| Price          | \$1,650,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,662       |
| Acres          | 0.14        |



|            |             |
|------------|-------------|
| Year Built | 1926        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3012 7 Street Sw |
| Subdivision | Elbow Park       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2T 2X5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Skylight(s)   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Electric Stove, Microwave, Range Hood |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Landscaped, Level, Rectangular Lot, Back Lane, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Wood Frame, Wood Siding                              |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2024 |
| Days on Market | 293                |
| Zoning         | R-CG               |

**Listing Details**

Listing Office                RE/MAX First

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