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**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
T2T 0E3

1813 7 Street SW, Lower Mount Royal, Calgary, Alberta, T2T 2W8, Canada

MLS®# A1197382



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Property Value	\$949,900
Type	Detached
Style	2 Storey
Basement	Separate/Exterior Entry, Full, Partially Finished, Suite
Parking	Double Garage Detached
Year Built	1912
Living Area	1,541.54 sq.ft.
Lot Frontage	39.50 ft
Lot Size Area	3,907 sq.ft.
Bedrooms	4
Bathrooms	3 full

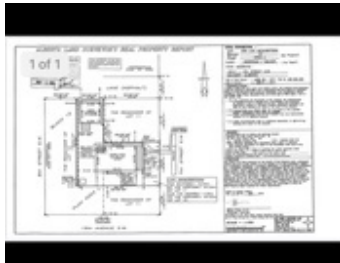
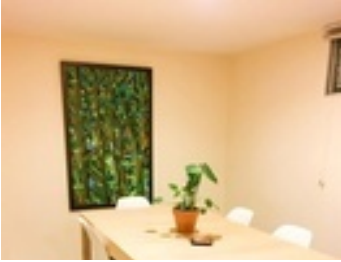
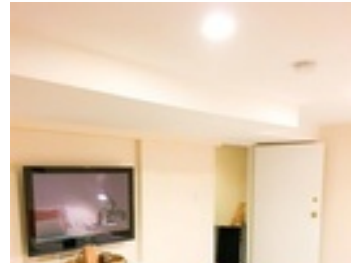
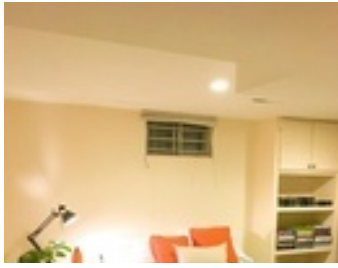
## Description

What a find in a fantastic location! This extremely charming Century Edwardian home is the perfect home for a large renovation to renovate back into an original character home, or an investor looking to hold while DP is applied for. Currently the home is divided into 3 suites which tenants would be happy to stay. Current rents are as follows: Basement - 1 bedroom (\$750); Main floor - 1 bedroom (\$1800); Upper floor - 2 bedroom (\$1800). There is also a large attic which would provide an additional suite if needed as well as a double garage for storage. The lot itself is a Large 'L' shaped lot with approximately 39.5 frontage on 7th Street, wrapping around the neighbour to 24' wide on the alley and garage access. The home wrapped around the garage to the north can also be purchased as a combined development lot. The house is very well suited for a large renovation/restoration to a single-family home or for development. With a fantastic west sunny and spacious west yard, amazing curb appeal and a location that is second to none for walkability, this is a fantastic opportunity. Realtor remarks have additional info for purchasers. Please have your agent review. 24 hours notice required as per tenants rights.









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