

**3012 7 Street SW
Calgary, Alberta**

MLS # A2176648



\$1,650,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,662 sq.ft.	Age:	1926 (99 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s)		

Inclusions: None

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.