

# \$1,219,000 - 924 7a Street Nw, Calgary

MLS® #A2235145

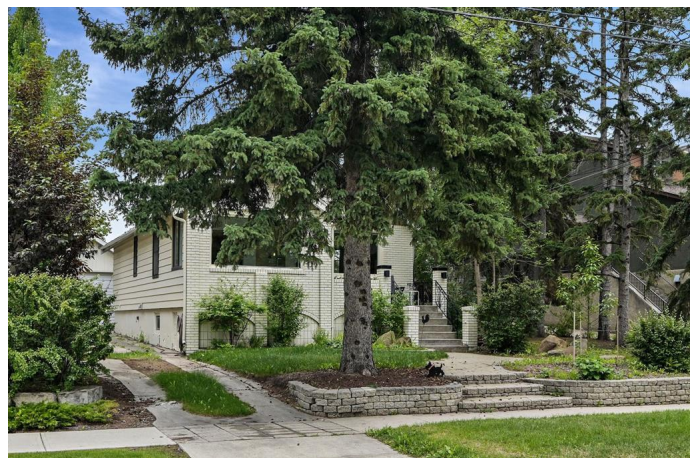
**\$1,219,000**

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.11 Acres

Rosedale, Calgary, Alberta

Welcome to what may be Rosedale's finest private setting—nestled on a beautifully landscaped 37.5' x 124' lot just steps from the tranquil Rosedale escarpment. This charming character home seamlessly blends timeless appeal with tasteful modern updates, offering a rare opportunity in one of Calgary's most prestigious inner-city neighbourhoods. Inside, you'll find a thoughtfully redesigned European-style kitchen featuring sleek quartz countertops, a built-in refrigerator, gas cooktop, built-in oven, dishwasher, and a stylish coffee bar—perfect for entertaining or daily living. The large, open floor plan is both welcoming and functional, beginning with a bright foyer and flowing into a cozy living room anchored by a gas fireplace and enhanced with Hunter Douglas remote-controlled window coverings. The main floor features two generously sized bedrooms and a beautifully renovated 4-piece bathroom. Downstairs, the fully finished basement includes a spacious rec room, an additional full bathroom, a third bedroom, and a dedicated laundry area—ideal for guests or family living. Outside, the oversized single garage and lush, private yard complete the property, offering a rare combination of space and serenity in the heart of the city. Whether you're looking to move in and enjoy for years to come, or seeking the perfect lot to build your dream home, this property is a true gem. All just moments from downtown, transit, top-rated schools, local amenities, and Calgary's



best outdoor spaces. Don't miss this exceptional opportunityâ€”homes in this setting rarely come to market.

Built in 1930

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235145    |
| Price          | \$1,219,000 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 965         |
| Acres          | 0.11        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 924 7a Street Nw |
| Subdivision | Rosedale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 3H2          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Storage                    |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Oven-Built-In, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Wood Frame                               |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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