

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

MLS® #A2235145

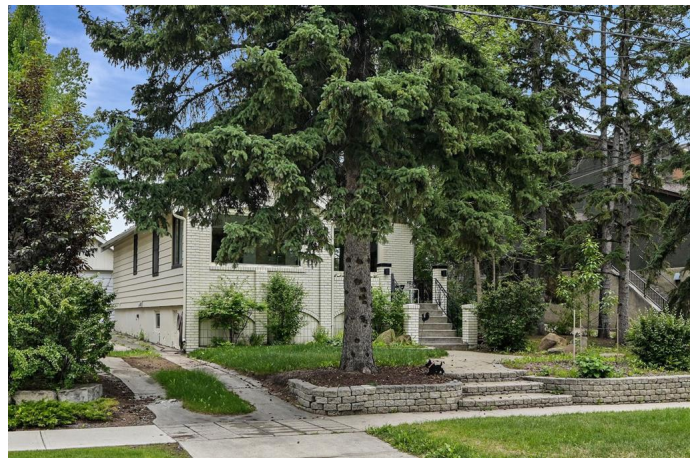
**\$1,219,000**

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	9
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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