

# \$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), Microwave, Refrigerator, Washer, Electric Stove, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	November 1st, 2024
Days on Market	274
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX First

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