

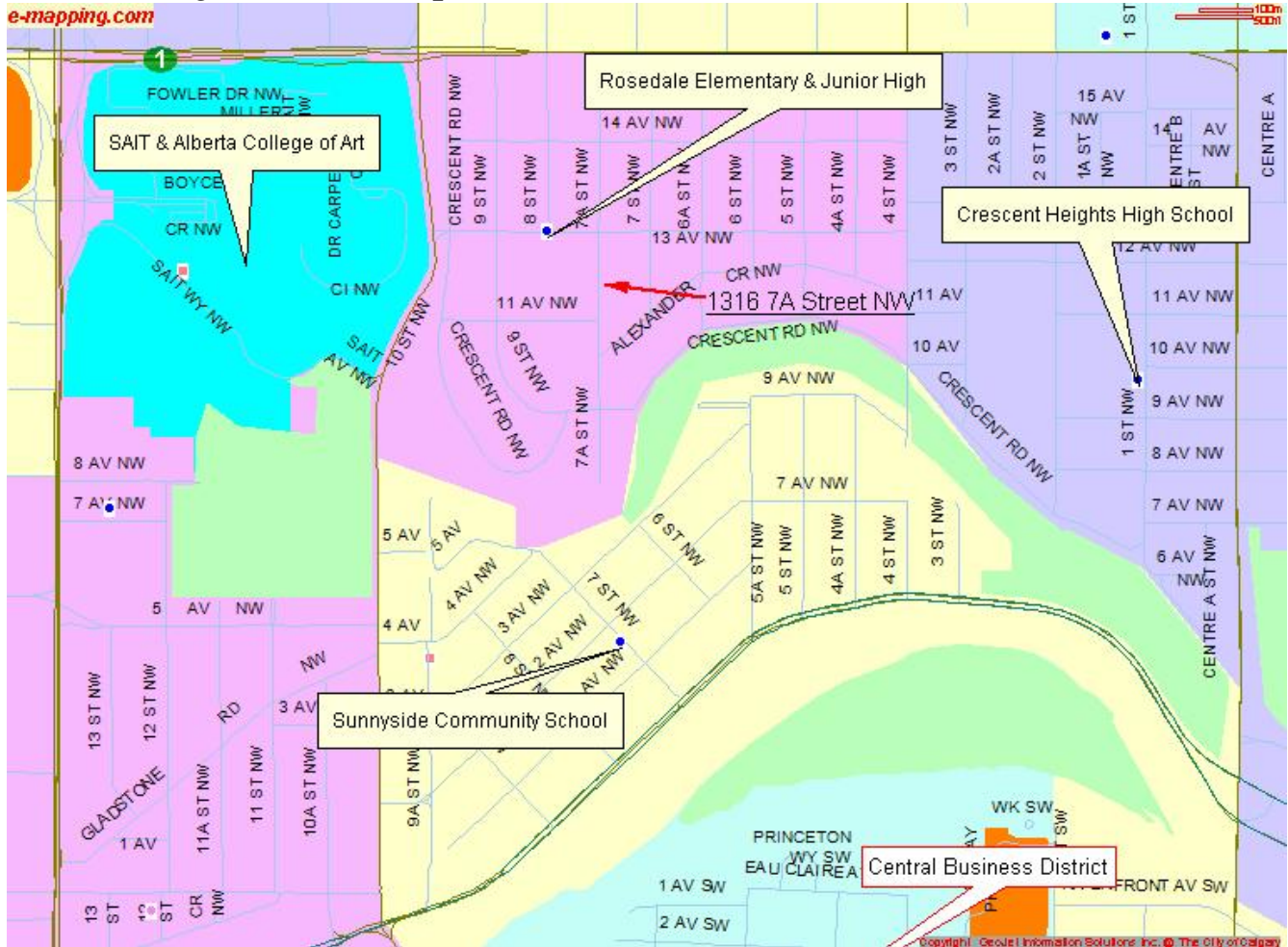
Welcome to
1316 7A Street SW,
Rosedale, Calgary



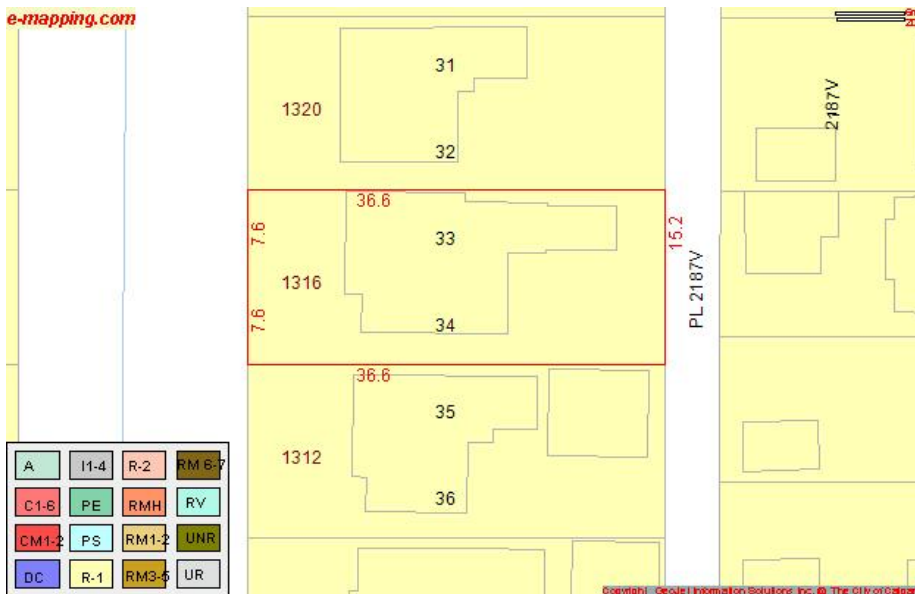
Charming Executive Home

Situated in Calgary's Finest Neighbourhood

Rosedale Neighbourhood Map



Site plan



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The Front Entry

This lovely home provides character to the neighbourhood and the front door entices from the front walk through a well set back front yard that includes a deck from the den.. The high quality roof , recessed front entry and mature landscaping add to the established feel of the neighbourhood.



Entry Hall

At the entry hall guests are greeted in a large paneled foyer.

Note the traditional cross hall plan which allows separation of areas into Entertaining, Office and Kitchen at the back.

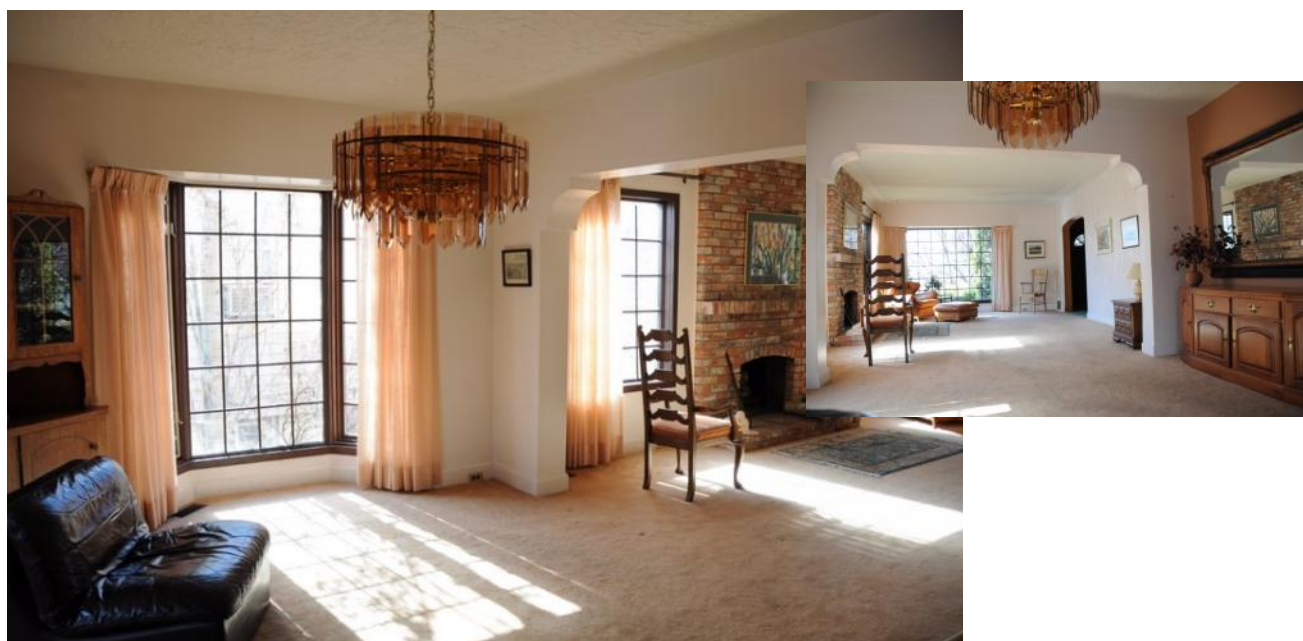


The Entertainng Areas:

Living Room is large and bright with large bay window to the front and a pair of large windows on either side of the fireplace. Ceiling is covered adding a design interest. Wood burning Fireplace has gas log lighter. Under the carpet is original oak flooring. Bay windows were added as a renovation and add both additional room and allow the views of mature landscaping and the charm of the neighbourhood in.



The Dining Room is substantial, with room for the largest dining suites, open to the living room, and with its bay window to the south yard. . The Centre light fixture is excluded form the sale.



The Sun Room and Kitchen Areas

To the rear of the home, overlooking the backyard is the kitchen, eating and sunroom areas. The sunroom was an addition to the original structure and was properly done with a solid full foundation, which could be major advantage for 2nd storey future expansion.. Sunroom has large window as well as a sliding door to rear garden.

The kitchen area was renovated in the 80's and provides a excellent space for an update. Note the stairs to basement, and practical rear entry from garage area. Also the close access to the dining room.

Note The back entry stairs to the basement are a second set of stairs to the basement. The other are located under the front entry stairway.

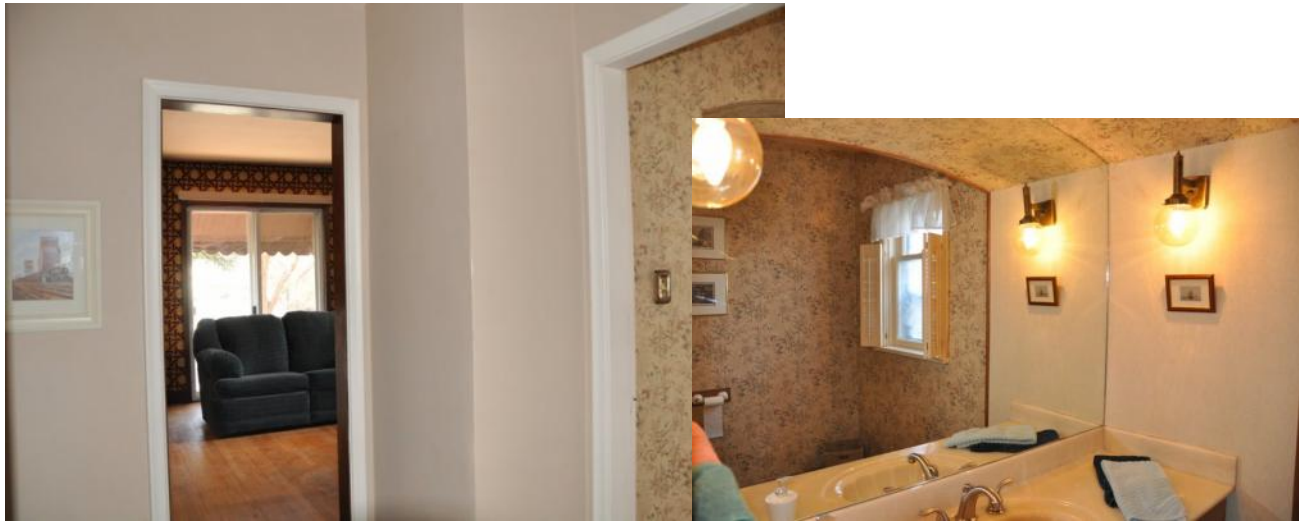


The Den , Powder Room and Main Floor Bedroom

The north side of the main floor comprises the Front den, a bedroom and powder room.

The Den faces the street and was apparently originally a bedroom. Note the sliding doors to a deck and the wood burning fireplace.

The Powder Room is large and at one time included a tub in the vanity area.



The Main floor Bedroom is large and besides the current use might provide expansion area in a kitchen redesign



The Upstairs

Three large bedrooms and a large bath under the charming sloped ceilings provide great accommodation. There is potential for future expansion provided by the roof of the additions to the rear.

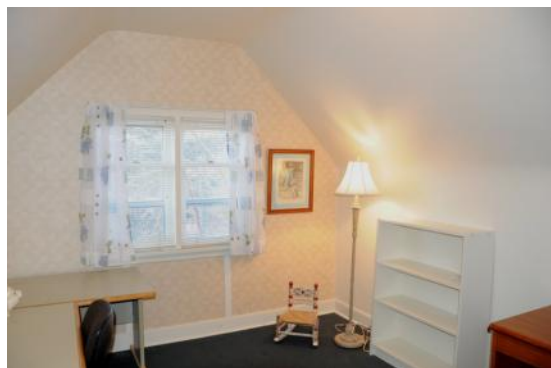
The Master Bedroom is large, with sloped ceilings under the roof with a window on the south wall and two dormers: to the east and west. The upstairs floor appears to be maple.



The Main Bath



The Front Bedroom



The Rear Bedroom



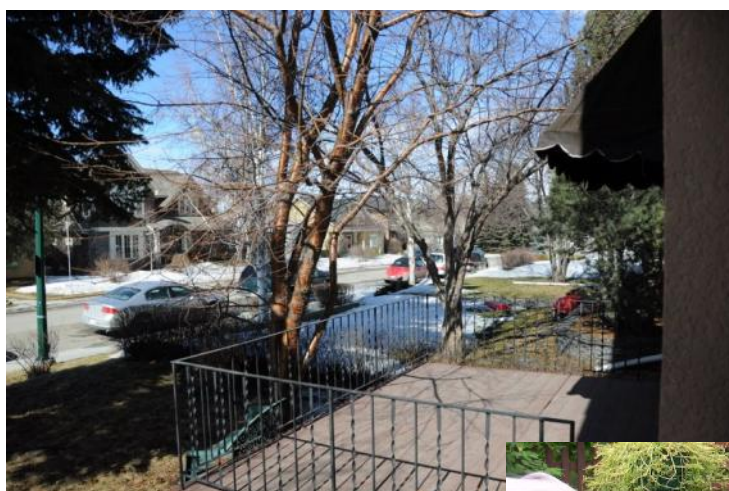
*Basement is full under all the main floor excepting the bay windows areas. Additionally, there is a **cold room under the front entry steps**. The basement windows are all above grade, (not in window wells) allowing very good light. There is a **three piece bath** as well as **laundry room, recreation room with wet bar** and **rear shop**, and **storage areas**. The home is well maintained, however the furnace and galvanized fresh water pipe will need replacement..*

Renovation Possibilities:

In Rosedale it is common to renovate even small bungalos. This property offers a much larger footprint than most in the neighbourhood. In addition, the second half story can be expanded.

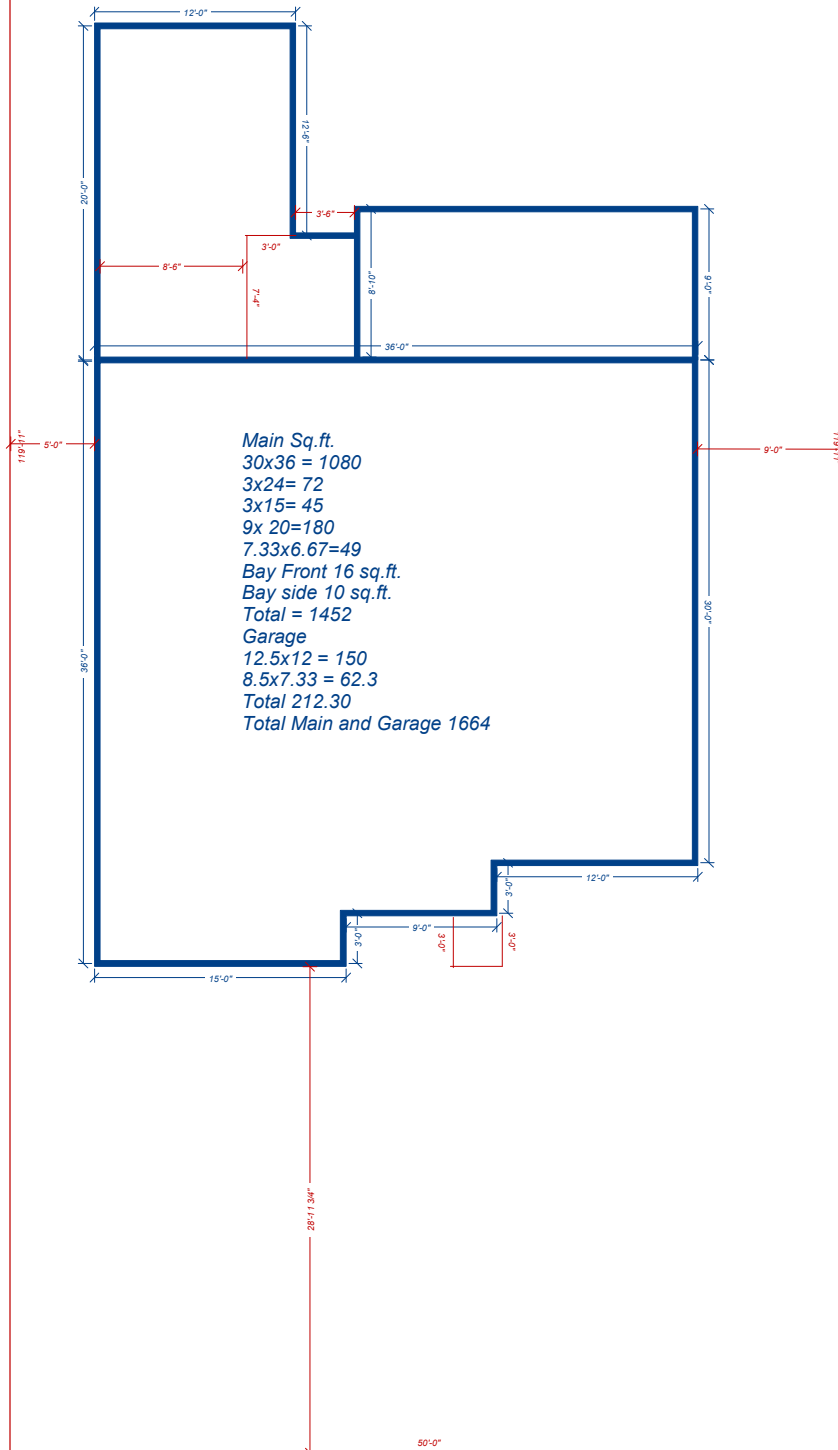


Sketches of the floor area give an indication of possibilities.



50'-0"

1316 7A Street NW
Sketch of Main Floor and rough dimensions
Not to be relied on. For visualization purposes only.



1316 7A Street NW
Sketch of Second Floor with rough dimensions
Not to be relied on. For visualization purposes only.
Renovation and Potential expansion is subject to City By-laws.

1316 7A Street NW
Sketch of Main Floor and rough dimensions
Not to be relied on. For visualization purposes only.

