

# \$374,997 - 416 7 Avenue Se, High River

MLS® #A2242018

**\$374,997**

2 Bedroom, 1.00 Bathroom, 889 sqft

Residential on 0.15 Acres

Southeast Central High River, High River, Alberta

There's something special about character homes—life here doesn't feel like it's in a hurry. Set on a 50'x130' lot, this well-loved bungalow offers space, character, and just enough personality to keep things interesting.

Inside, the vaulted ceiling in the living room adds a sense of volume, giving the space an airiness and calm. The natural light pours in from tall windows, while original hardwood floors stretch throughout most of the main floor. Two bedrooms and one bath keep things simple and functional—whether you're starting out, downsizing, or just want a manageable space with a bit of soul.

The kitchen has a bit of retro flair, and the adjoining dining nook—with its bay windows and backyard views—feels like it belongs in a storybook. The yard is big, leafy, and absolutely bursting with space. There's a spacious deck for morning coffees or late-night chats, plus enough grass and flourishing garden to keep any green thumb happy. Out back, you'll find a double detached garage with alley access, plus a charming storage shed that looks like it came straight out of a cottage painting.

This is one of those homes that doesn't try too hard—it's comfortable, full of light, and sitting patiently for its next chapter. Keep in mind the basement has some development with a laundry room, but much of the basement is considered original without a



poured concrete floor.

Built in 1948

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242018    |
| Price          | \$374,997   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 889         |
| Acres          | 0.15        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 416 7 Avenue Se              |
| Subdivision | Southeast Central High River |
| City        | High River                   |
| County      | Foothills County             |
| Province    | Alberta                      |
| Postal Code | T2V1H9                       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home                                    |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Floor Furnace                                                     |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |

|              |                             |
|--------------|-----------------------------|
| Fireplaces   | Wood Burning Stove          |
| Has Basement | Yes                         |
| Basement     | Partial, Partially Finished |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Block                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 46              |
| Zoning         | TND             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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