

\$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—they don'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	26
Zoning	TND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.