



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11036 7 Street SW
Calgary, Alberta

MLS # A2242239



\$639,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,049 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Attached Carport, Driveway, Off Street, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage		
Inclusions:	Main Floor: Fridge, Dishwasher, Stove, Microwave, Hood Fan, Washer/Dryer Basement Suite: Fridge, Stove, Microwave, Hood Fan, Washer/Dryer		

This beautifully updated home offers incredible value and flexibility, perfect for both homeowners and investors alike. Set on a quiet street with easy access to transit, schools, shopping, and parks, this property has been thoughtfully renovated from top to bottom in 2018 (including a new roof) for peace of mind and modern comfort. The main level boasts +1,000 sq ft of bright, stylish living space with laminate plank flooring, large windows that brighten the home with natural light and a cozy wood-burning fireplace that anchors the main living area. The kitchen features a large central island w/breakfast bar seating, pristine off-white cabinetry with silver hardware, dual sink with window overlooking the backyard and SS appliances including french door fridge w/bottom freezer, electric stove, OTR hood fan, built-in dishwasher & microwave, perfect for any home chef. A door leading to the side deck and into the backyard makes hosting summer BBQs a breeze. The main layout also includes three generously sized bedrooms, a full 3pc bathroom (with glass shower) and a convenient 2pc ensuite in the primary bedroom. The lower level features a fully finished basement suite (illegal) with its own separate entrance, ideal for extended family or potential rental income. This suite includes large windows, updated SS appliances (fridge, stove, OTR hood fan & microwave), private laundry (side-by-side washer & dryer), and an efficient layout for comfortable, independent living. 2 good-sized bedrooms (one w/ walk-in closet) a shared 4pc bathroom (w/ tub/shower combo) & large rec room (customizable to your liking) nicely finish off the lower level. Outside, enjoy summer evenings on the newer patio, perfect for gatherings, while the paved carport offers stylish and functional covered parking for the winter months. With all the major updates complete, this home is move-in ready and a

smart option in a location that truly delivers. Don't miss your opportunity to own this gem! Schedule your viewing today!