



GRASSROOTS
REALTY GROUP

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7520 7 Street SW
Calgary, Alberta

MLS # A2247260



\$669,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,213 sq.ft.	Age:	1957 (68 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to your charming new home. Featuring a walk up basement Bungalow Style. Boasting over 2134 sqft of developed living space and featuring a total of 6 bedrooms (3 up/3 down) Relax in your private mature backyard during summer evenings or entertain family and friends. This home is situated on a corner lot (55' x 101') The heart of the home is the functional and beautifully updated kitchen including quartz counters and vinyl flooring. This space effortlessly flows between indoor and outdoor creating an ideal setting for everyday life and entertaining. The main floor includes 3 bedrooms and 4pc bath. Perfect sized family room, dedicated dining area great for all gatherings. Downstairs includes 3 bedrooms. Each of which are very flexible and versatile spaces; ideal for guests, home office, craft rooms etc. Impressive sized Rec/ Living Room. 3 pc bath, dedicated laundry room plus a cold room. If this has not checked all your boxes, the location will! All the amenities you could need are close by. Easy and convenient use of City transit. Added bonus is the Single detached garage with alley access. Book your showing with your Favorite Realtor!