



GRASSROOTS
REALTY GROUP

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7515 5 Street SW
Calgary, Alberta

MLS # A2248206



\$719,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NO

Welcome to a renovated Bungalow with legal basement suite in the desirable community of Kingsland! Situated on an oversized 70' x 100' R-CG lot with a sunny backyard, across from a massive park / green space. Upgrades include newer windows (2019), newer roof (2019), furnace (2019), hot water tank (2019), newer LVP floor (2020) and stainless steel appliances in the kitchen (2020). Three good size bedrooms on main floor and two bedrooms plus a den in the legal suite basement. Rear lane access - plenty of room to build a triple garage and RV friendly. Popular Kingsland offers great access to all levels of schools, plus is close to stores, restaurants, minutes to Rockyview Hospital and Glenmore Reservoir pathways and has easy access to transit/LRT. Unique opportunity for the right buyer!