



GRASSROOTS
REALTY GROUP

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7611 5 Street SW
Calgary, Alberta

MLS # A2257874



\$589,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Sin		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Slop		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, Separate Entrance		

Inclusions: Barbecue with propane tank, Propane Fire pit, Patio Furniture

Opportunity awaits in Kingsland! This solidly built bungalow, never before listed on the MLS, sits in the heart of one of Calgary's most desirable southwest neighbourhoods, with walking access to schools, parks, shops, restaurants, and transit. It has nice curb appeal, with stylish grey stucco exterior and a front, poured concrete sidewalk. Inside, the main level offers three bedrooms with original hardwood flooring, a bright, carpeted living and dining room in the classic "L" configuration, a clean 4-piece bathroom, and an updated kitchen with stainless steel appliances, cherry cabinetry, laminate counters and a breakfast nook. The partially developed basement features a huge rec room and provides plenty of storage or renovation potential. The newer 100-amp electrical panel has lots of room for expansion. A fenced, west-facing backyard with mature trees, a deck and fire pit, along with single garage and side-drive access, complete the package. Don't miss this chance to invest, renovate, or redevelop in Kingsland. Watch the video and then book your in-person viewing.