



**GRASSROOTS**  
REALTY GROUP

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**7431 5 Street SW**  
**Calgary, Alberta**

**MLS # A2282169**



**\$728,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Rear, Oversized, Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Primary Downstairs, Storage, Sump Pump(s), Track Lighting		

**Inclusions:** There are 2 workbenches, one in the house and one in the garage. Shed (as-is, where-is).

Welcome to this pristine, expansive bungalow situated on a massive corner lot in the heart of Kingsland. With over 1,200 sq. ft. above grade, this meticulously maintained home offers a rare footprint that blends original character with modern convenience. The main floor features gleaming original hardwood floors that flow through a spacious formal living room and distinct formal dining room—perfect for entertaining. The bright, refreshed kitchen opens to a sunny eating nook overlooking the west-facing backyard. Two generous bedrooms and an updated 4-piece bathroom, featuring a new Bath Fitter tub and shower, complete this level. The fully finished lower level (962 sq. ft.) is designed as a private retreat and has insulated flooring, as well as double-insulated perimeter walls. It hosts the primary bedroom, complete with a new egress window, dual closets, and a private 3-piece ensuite. This level also features a dedicated home office—ideal for remote work—and an easily accessible crawl space for abundant seasonal storage. Step outside to your own private oasis. The fully fenced west backyard is a gardener’s dream, featuring lush, mature trees and a stunning interlocking brick patio with an awning for hot summer days. The oversized (24’x24’) double detached garage is a mechanic’s dream, offering ample workspace, while the paved driveway accommodates 4 vehicles or RV parking. Located directly across from the newly developed community green space (the former Kingsland School site), this home offers rare openness and views. Kingsland is the ultimate “15-Minute Neighbourhood,” providing immediate access to Macleod Trail, Elbow Drive, and Glenmore Trail. You are walking distance to Chinook Centre and the Heritage LRT station. Top-tier schools, including St. Augustine (Fine

Arts), Chinook Park (French Immersion), and Henry Wise Wood High School, are all nearby. Enjoy the active Community Association's outdoor hockey rink, hall, and summer food truck events right at your doorstep.