



**7703 5 Street SW
Calgary, Alberta**

MLS # A2289156



\$725,000

Division:	Kingsland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,197 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Soaking Tub, Storage		

Inclusions: N/A

An oversized 60' x 100' CORNER LOT sets the stage for a value-packed opportunity in the established community of Kingsland. Whether you're a homeowner planning to renovate and personalize over time or a builder exploring future redevelopment potential, this property presents exceptional flexibility and long-term value. A generous lot with a sunshine filled west-facing backyard supports expansive yard space today while positioning the site for thoughtful possibilities in a neighbourhood experiencing quality infill growth. Hardwood flooring carries through the living room, where bayed windows invite abundant natural light and create a comfortable setting for relaxing or hosting. Clear sightlines connect the dining area for easy entertaining and family flow. An efficiently designed kitchen offers abundant cabinetry, generous counter space, a breakfast nook for casual meals, and a window above the sink overlooking the backyard, allowing parents to keep an eye on kids and pets at play. The upper level hosts 3 well-proportioned bedrooms alongside a 4-piece bathroom, providing comfortable accommodations for growing families. Gather in the lower level that expands functionality with a flex room featuring built-in cabinetry that supports a productive home office, media space or a relaxed hang out zone. Also on this level is a convenient laundry area, a powder room for quick cleanups upon entry and direct access to the attached garage enhancing daily practicality. Fully developed, the basement expands the footprint even further, anchored by a fireplace with full-brick surround that creates a cozy backdrop for movies and games nights. Outdoor living becomes a true highlight with a covered patio designed for summer barbeques and relaxed lounging with sun protection, while a fully fenced yard offers expansive grassy space

for kids and pets to run and play. A single attached garage and front driveway provide secure parking and storage. Roof shingles were replaced in 2012, hot water tank replaced approximately 2 years ago, new furnace 2021 and most windows on the main and upper floors have been replaced. Walking distance to schools, community amenities, and an off-leash park makes daily routines seamless, while proximity to the LRT station, Chinook Centre, and the diverse shops and restaurants along Macleod Trail ensures convenient access to work, transit and entertainment. Kingsland offers a skating rink, sports courts, outdoor fitness equipment and a dry pond with walking and cycling pathways, creating an active lifestyle environment ideal for busy families and outdoor enthusiasts alike. Size, setting and future potential come together on this oversized corner lot!