



10832 7 Street SW
Calgary, Alberta

MLS # A2292512



\$739,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,118 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Garden		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Central vacuum-"as is", garage furnace -"as-is"

Welcome to this beautifully updated bi-level home in the highly sought-after community of Southwood, ideally located directly across from a green space and playground—perfect for families and those who value open views and outdoor living. Offering about 2,000 sq ft of developed living space, this home features a bright and functional open-concept layout with 3 bedrooms upstairs and 1 additional bedroom downstairs, making it ideal for families, guests, or multi-generational living. The main level is filled with natural light thanks to east and west-facing windows, creating a warm and inviting atmosphere throughout the day. The home has been tastefully renovated with modern finishes, including luxury flooring, updated lighting, elegant backsplash, and a fully upgraded kitchen complete with brand new appliances. The fully developed basement is an entertainer’s dream, featuring a large recreation and entertainment area with a built-in bar, along with the fourth bedroom and additional living space perfect for relaxing or hosting. Major upgrades have already been completed and City permits pulled; New windows, a new high-efficiency furnace, a new hot water tank, and a roof replaced in 2022, along with central vacuum rough-in for added convenience. Outside, you’ll find a rare concrete-built oversized garage with a unique rooftop patio space, ideal for summer gatherings and outdoor enjoyment. The location is unbeatable, with the home situated right across from green space and within walking distance to the Anderson C-Train Station, offering quick and easy access throughout the city. You are also just minutes from Macleod Trail, Anderson Road, Southcentre Mall, schools, restaurants, and major amenities, as well as close proximity to Fish Creek Park and Glenmore Reservoir pathways. This move-in ready home offers an exceptional combination of space,

updates, and location—an incredible opportunity in one of Calgary’s most established communities.