



**7511 5 Street SW
Calgary, Alberta**

MLS # A2301068



\$638,800

Division:	Kingsland		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,294 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Parking Pad, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gazebo, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Sump Pump(s), Track Lighting, Vaulted Ceiling(s)		

Inclusions: Gazebo on back deck (with cover).

Welcome to this lovingly maintained 3-level split in the heart of Kingsland, offering a rare combination of character, space, and an exceptional location. Situated on a generous 60' x 100' lot, this home faces a peaceful green space—formerly the Kingsland Elementary School site—providing an open, unobstructed outlook that's here to stay. Step inside to discover 1,293.6 sq ft of thoughtfully designed living space above grade, where warmth and functionality meet. The main floor features original oak hardwood flooring and a bright, inviting L-shaped living and dining area, anchored by a cozy gas fireplace—perfect for relaxing or entertaining. The centrally located kitchen offers a vaulted ceiling with skylight, white cabinetry, and a large window overlooking the backyard, filling the space with natural light. At the rear of the home, a standout feature awaits: a sunken sunroom with vaulted ceilings and expansive west-facing windows, creating a sun-drenched retreat you can enjoy year-round, thanks to the fully heated crawlspace below. Upstairs, you'll find three bedrooms, including a primary suite with its own 3-piece ensuite, along with a full 4-piece bathroom. The hardwood flooring continues throughout this level, adding continuity and charm. The lower level offers excellent additional living space, including a family room with large front-facing windows, a fourth bedroom, and a dedicated laundry and workshop area—ideal for growing families or those needing flexible space. A large crawl space (580 sqft) provides ample storage opportunities. Outside, the home continues to impress. The west-facing backyard is a true gardener's paradise—meticulously curated over the years with blooming perennials and raspberry bushes. Enjoy summer evenings on the

deck (gazebo included!), with the convenience of a rear lane and a storage shed tucked into the corner. The fully fenced yard offers privacy and functionality. The front yard is designed for low-maintenance living, and the extended driveway easily accommodates 3–4 vehicles. This is a rare opportunity to own a solid, well-cared-for home on a premium lot in an established community—close to schools, transit, shopping, and major routes—while enjoying the tranquility of a green space right outside your door. A property with this combination of lot size, location, and pride of ownership is seldom available—don’t miss your chance to make it yours.