



**8016 7 Street SW  
Calgary, Alberta**

**MLS # A2144024**



**\$799,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Land		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Large mid-century bungalow tucked away in Kingsland blending classic charm with modern updates - the perfect blend of comfort, flexibility, and fabulous inner-city SW location! This home features spacious interiors (upsized to almost 1500ft<sup>2</sup> on the main!) with hardwood floors and abundant natural light. A huge open plan kitchen boasts newer appliances, tons up cupboard space and an open breakfast bar that compliments a large dining and living room. Perfect layout for comfortable family living or for entertaining guests! The updated main bathroom showcases contemporary finishes and fixtures, soaker tub and a full body walk-in shower. The primary bedroom has a spacious walk-in closet with access to the main bath (Jack and Jill bathroom). The basement was renovated to add two bedrooms, bathroom, laundry, media room and lots of storage. Comfort upgrades include central A/C, many newer windows and skylights, upgraded mechanicals, gas fireplace, motorized window coverings and a (convertible?) attached double garage. Outside, a beautifully landscaped and private treed West back yard provides an oasis and includes a large composite deck, cedar fencing and a powered awning for added shade. Nestled in a peaceful family friendly neighborhood on an oversized lot, this turn-key home offers a prime location with excellent amenities; walk to the c-train, reservoir paths, Chinook Centre and dozens of independent restaurants and shops - all a scenic 15-minute commute to downtown!