



**GRASSROOTS**  
REALTY GROUP

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**7215 5 Street SW**  
**Calgary, Alberta**

**MLS # A2188977**



**\$824,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Kingsland   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,025 sq.ft.  | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Corner Lot, Corners Marked, Front Yard, Gar |               |                   |

|                    |  |                     |
|--------------------|--|---------------------|
| <b>Heating:</b>    | High Efficiency, Make-up Air, Exhaust Fan, Floor Furnace, Humidity Control, Water Gas  | -                   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Hardwood, Linoleum   | <b>Sewer:</b> -     |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> - |
| <b>Basement:</b>   | Full, Partially Finished   | <b>LLD:</b> -       |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b> R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> - |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Laminate Counters, No Smoking Home, Skylight(s), Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Wood Windows |                     |
| <b>Inclusions:</b> | n/a  |                     |

For more information, please click the "More Information" button. This south facing bungalow sits on a large, quiet corner lot in desirable Kingsland. This is a warm, bright, well maintained home. This 6000 square foot corner lot is fully landscaped with cedar decks, boardwalks, arbors and fencing, in-ground irrigation and rain cache, raised beds, gardens and a large front lawn. Recent upgrades include electrical panels and wiring, furnace, hot water tank, central vacuum, new roof, bay window, heated flooring, insulated, serviced garage, basement kitchen rough-in. There are four parking spaces on site and ample street parking. Schools, parks, LRT stations, Heritage Park, Rockyview Hospital, Glenmore reservoir are walking distance and the downtown core is a short commute by car or bike path.