



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2188977**



**\$791,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1959 (66 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.