



10820 7 Street SW
Calgary, Alberta

MLS # A2193524



\$749,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Hot tub as is

This beautifully updated home is situated on a quiet street in the highly sought-after Southwood neighborhood. Perfectly located within walking distance to the train station, schools, the public library, grocery stores, and a variety of shops. Boasting nearly 2,000 sq. ft. of thoughtfully designed living space, this home sits on one of the best lots in the area. It combines luxury, convenience, and modern comfort in every detail. The open-concept floor plan is enhanced by an extra-large front deck, perfect for relaxing or entertaining. The elevated backyard offers a stunning view from the kitchen, where you can enjoy cooking while overlooking mature trees. The main level includes 3 spacious bedrooms, a full bathroom, a half bathroom, and a convenient laundry room, providing both style and function. Additionally, the brand-new legal basement suite with a separate entrance is a fantastic opportunity for extra income (great for both long-term rental or short-term rental). Featuring two large bedrooms with plenty of natural light, a full kitchen, and a spacious living area, the suite is an excellent layout for tenants or guests. The home is equipped with luxury vinyl plank flooring throughout the main and basement levels. Two high-efficiency furnaces and a new water tank ensure energy efficiency and reliability. For added convenience, the oversized detached double garage offers ample parking, with extra space available in the back. The expansive backyard, surrounded by mature trees, provides a peaceful, natural setting and the potential to add a patio space above the garage with great views. Price reduced.