

7804 5 Street SW

Calgary, Alberta

MLS # A2197283



\$749,999

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		
Heating:	High Efficiency, Forced Air		Water: -
Floors:	Carpet, Vinyl, Vinyl Plank		Sewer: -
Roof:	Asphalt, Asphalt Shingle		Condo Fee: -
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade		LLD: -
Exterior:	Mixed, Vinyl Siding		Zoning: R-C1
Foundation:	Poured Concrete		Utilities: -
Features:	Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

Welcome to the sought-after community of Kingsland! This charming home with over 2000 SQFT of total living area boasts a modern interior and is situated on a large 60X101 ft lot. The OPEN-CONCEPT main level features a spacious and bright living area, seamlessly connected to the kitchen. There are three bedrooms on the main level, providing plenty of room for a growing family or accommodating guests. The highlight of this property is the fully developed basement suite (illegal), complete with a SEPARATE ENTRANCE, two large bedrooms, separate laundry, and a large open-concept living area. The HEATED OVERSIZED garage has 220V power and is insulated, along with a 10ft oversized garage door to accommodate larger vehicles. The backyard is a private oasis with plenty of greenspace, trees, and a large concrete patio, perfect for enjoying Calgary's sunny days or hosting gatherings with friends and family. The location of this home offers exceptional convenience with its proximity to schools, Chinook Centre, LRT, Rockyview Hospital, the Glenmore Reservoir, bike paths, and only a 15 minute drive to downtown Calgary. A high-efficiency furnace was installed in 2019. Whether you're looking for a stylish family home or an investment property with income potential, this property is a must-see. Schedule your showing today!