



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7816 7 Street, Calgary T2V 1G3**

MLS®#: **A2125201**

Area: **Kingsland**

Listing Date: **04/25/24**

List Price: **\$989,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1957**  
Lot Information  
Lot Sz Ar: **6,997 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,530**  
Low Sqft:  
Ttl Sqft: **1,530**

DOM

**24**

Layout

Beds: **5 (5 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **6**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Many Trees,Street Lighting,Rectangular Lot,Treed Driveway,Garage Door Opener,Garage Faces Front,Off Street,On Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

| Room              | Level   | Dimensions      |
|-------------------|---------|-----------------|
| Bedroom - Primary | Second  | 14`10" x 11`8"  |
| Bedroom           | Second  | 9`9" x 10`4"    |
| Family Room       | Main    | 13`11" x 11`7"  |
| Living Room       | Main    | 15`2" x 20`9"   |
| Bedroom           | Third   | 14`10" x 13`11" |
| Family Room       | Level 4 | 22`1" x 21`0"   |
| 4pc Bathroom      | Second  | 4`11" x 9`1"    |

| Room         | Level   | Dimensions     |
|--------------|---------|----------------|
| Bedroom      | Second  | 9`3" x 8`0"    |
| Entrance     | Main    | 4`10" x 7`3"   |
| Kitchen      | Main    | 13`2" x 12`11" |
| Dining Room  | Main    | 9`5" x 12`1"   |
| Bedroom      | Third   | 9`1" x 13`11"  |
| Kitchen      | Level 4 | 10`2" x 11`5"  |
| 4pc Bathroom | Third   | 4`6" x 8`11"   |

|  |   |                        |                     |
|--|---|------------------------|---------------------|
| Laundry                                    | Level 4   | 11`1" x 11`5"          | Legal/Tax/Financial |
| Title:<br><b>Fee Simple</b><br>Legal Desc: | <b>3215HG</b>   | Zoning:<br><b>RC-1</b> | Remarks             |
| Pub Rmks:                                  | <b>Welcome to this Delightful FAMILY FRIENDLY home nestled in the PRIME LOCATION of Kingsland, boasting over 2800 square feet of meticulously designed living space. This TRADITIONAL yet MODERN residence exudes charm and warmth, set amidst beautifully landscaped surroundings that have been tastefully updated. The main floor greets you with an open layout, allowing natural light to flow seamlessly from front to back, creating a perfect setting for entertaining guests. A TWO-WAY FIREPLACE elegantly divides the family, dining and living areas, accentuated by gorgeous HARDWOOD FLOORING throughout. Discover a total of 5 BEDROOMS and 2 Bathrooms spread across four levels, with the lower levels thoughtfully updated to provide a MORTGAGE HELPER complete with its own SEPARATE ENTRANCE. Step outside into your PRIVATE OASIS, where the backyard beckons with its SPACIOUS DECK and meticulously manicured landscaping offering a TRANQUIL and ideal space for outdoor gatherings and relaxation. From the moment you set your eyes on this home, the undeniable CURB APPEAL and ENDLESS possibilities will capture your heart. Close Proximity to Rockyview Hospital, Glenmore/Elbow Pathways, Glenmore Landing, Heritage Park, Downtown Core, Schools, Parks, Chinook/South Centre Mall, Bus/LRT Station, easy access to Glenmore, Stoney/Deerfoot Trail and short walk to Kingsland Plaza with many shops including Starbucks, Cobs Bakery, Shoppers Drug Mart and Veterinarian. This home checks all the boxes, is an absolute MUST SEE, and won't disappoint. Call to view Today!!!</b> |                        |                     |
| Inclusions:<br>Property Listed By:         | <b>N/A<br/>Real Broker</b>  |                        |                     |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















