



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8016 7 Street, Calgary T2V1G3**

MLS®#: **A2144024**

Area: **Kingsland**

Listing Date: **06/28/24**

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 02-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Finished Floor Area

Abv Sqft: **1,458**

Low Sqft:

Ttl Sqft: **1,458**

Lot Information

Lot Sz Ar: **6,006 sqft**

Lot Shape:

DOM

**80**

Layout

Beds: **4 (2 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Fruit Trees/Shrub(s),Garden,Low Maintenance Landscape,Landscaped,Private,Waterfall  
Double Garage Attached,Driveway,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>11`4" x 8`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 19`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 12`9"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>16`2" x 18`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 12`4"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`1" x 12`6"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>11`11" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 12`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`7" x 7`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`8" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`1" x 8`7"</b>	<b>Media Room</b>	<b>Lower</b>	<b>11`6" x 19`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`11" x 7`6"</b>			

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Title: **Fee Simple**  
Legal Desc: **5375HH**

Zoning: **R-C1**

Remarks

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Pub Rmks: **Rare large mid-century bungalow tucked away in a quiet Kingsland location! Blending classic charm with modern updates - big, comfortable and flexible. This home features spacious interiors (upsized to almost 1500ft2 on the main!) with hardwood floors and abundant natural light. A huge open plan kitchen and a large breakfast bar compliments a large dining and living room for great room "flow". No squeezing into this bungalow, perfect layout for comfortable family living and for entertaining guests! The updated main bathroom features a soaker tub and a full body walk-in shower. The primary bedroom has a spacious walk-in closet with access to the main bath (Jack and Jill bathroom). The basement was renovated in 2012 to add two bedrooms with large windows, bathroom, laundry, media room and lots of storage. Comfort upgrades include central A/C, many newer windows and skylights, upgraded mechanicals, gas fireplace, motorized window coverings and a (easily convertible to living space!) attached double garage. Outside, a beautifully landscaped and private shaded West back yard provides an oasis and includes a large composite deck, cedar fencing and a powered awning for added shade. Nestled in a peaceful family friendly neighborhood on a 60 foot oversized lot, this turn-key home offers a prime location with excellent amenities; walk to the c-train, reservoir paths, Chinook Centre and dozens of independent restaurants and shops - all a scenic 15-minute commute to downtown!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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