



THE A-TEAM

RE/MAX FIRST

8244 7 Street, Calgary T2N 1G6

MLS®#: A2145101

Area: Kingsland

Listing Date: 06/27/24

List Price: \$949,900

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1957

Finished Floor Area

Abv Sqft: 1,844
Low Sqft:
Ttl Sqft: 1,844

DOM

5
Layout
Beds: 5 (4 1)
Baths: 3.0 (3 0)
Style: 1 and Half Storey

Lot Information

Lot Sz Ar: 6,490 sqft
Lot Shape:

Parking

Ttl Park: 2
Garage Sz: 1

Access:

Lot Feat: Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind, Private

Park Feat:

Additional Parking, Driveway, Single Garage Attached

Utilities and Features

Roof: Asphalt
Heating: In Floor, Forced Air
Sewer:
Ext Feat: BBQ gas line, Private Yard, Storage

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

Kitchen Appl: Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Smart Home, Storage, Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Living Room, Family Room, Laundry, Bedroom, and another Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Foyer, Game Room, Bedroom - Primary, Bedroom, and another Bedroom.

5pc Bathroom
3pc Ensuite bath

Main
Upper

11`9" x 5`0"
6`6" x 7`4"

3pc Bathroom

Lower

10`5" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5375HH

Zoning:
R-C1

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY JUNE 29th FROM 12:00 - 1:30PM** Welcome to a truly magnificent property privately situated in an exclusive enclave of Kingsland on a sprawling 6,000sqft lot. The home boasts over 2,800sq.ft of living space and is graced with timeless renovations creating a sense of warmth, personality, and character with a hint of minimalism. The main level was re-designed for casual living and offers a harmoniously appointed floor plan with expansive sun-soaked windows that seamlessly connect the indoor and outdoor living spaces - great for entertaining. The cozy living room welcomes you from the front entryway and flows into the spacious kitchen and dining area that can accommodate gatherings of all sizes. The main level is also host to three large bedrooms and a shared bathroom while the upper level provides an intimate primary wing that's an escape within itself and is truly one-of-a-kind. The fully developed lower level provides additional space for guests and offers a fifth bedroom (or gym), a third bathroom, rec room, and plenty of storage space. This incredible home is conveniently located within a 5-minute drive or a 20-minute walk to three reputable CBE schools covering all ages (K-12). It's also within minutes of downtown, public transit, Rockyview Hospital, Glenmore Reservoir, Heritage Park, Chinook Mall, Southcentre Mall, Calgary Farmers' Market, Deerfoot Meadows, and so much more! Be sure to view the 3D VIRTUAL OPEN HOUSE TOUR or call today to set up a private viewing.**

Inclusions: **Two Wooden Kitchen Shelves, Living Room TV Mount, Doorbell Camera, Nest Thermostat**

Property Listed By: **RE/MAX First**

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











