



THE
A-TEAM

**RE/MAX
FIRST**

7216 5 Street, Calgary T2V 1B1

MLS® #: **A2164884** Area: **Kingsland** Listing **09/11/24** List Price: **\$1,069,990**
 Status: **Active** County: **Calgary** Change: **-\$30k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1957**
Lot Information
 Lot Sz Ar: **5,554 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

83
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	41`0" x 40`2"	Bedroom	Main	33`1" x 29`6"
Bedroom	Main	33`11" x 29`6"	4pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"	Dining Room	Main	36`11" x 36`8"
Kitchen	Main	44`7" x 39`1"	Living Room	Main	50`10" x 55`6"
Bedroom	Basement	47`7" x 36`4"	Bedroom	Basement	34`9" x 37`6"
4pc Bathroom	Basement	0`0" x 0`0"	Family Room	Basement	67`0" x 36`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**
 Legal Desc: **3215HG**

Remarks

Pub Rmks: **Open House Sunday Nov 3 from 11am to 3:00pm! Welcome to this beautifully renovated bungalow in the heart of Kingsland. This city center home has been fully renovated and remodeled to the point where everything has been updated. Over 2500 SF of living space including 5 bedrooms, 3 full bathrooms, living room and a family room. Peerless renovations throughout this home include brand new oak brushed hardwood, bone white kitchen cabinets with Quartz countertops, modern gas fireplace, updated efficiency lighting, beautiful 10 mil glass shower, and a full bar in the basement. This home was taken down to the studs and completely renovate with new electric, plumbing and HVAC. The exterior is adorned with custom windows, fire resistant stucco and updated soffits with exterior potlights for lighting. Concrete walkways surround the home and a front concrete driveway allows for additional parking. The backyard is open and spacious with an enormous backyard patio/deck accessible by sliding doors from the living room. Lush green grass adorns the rest of the backyard and neighbours the double garage which is full insulated, dry-walled and painted. This home is an inner city gem that rests on a quiet road, tucked inside Kingsland giving it an inner city location but quiet urban living. Seldom to homes check all of the boxes but this home is in an exceptional location, incredibly beautiful finishes, spacious 55' wide lot, large size and a spacious yard with ample parking. Minutes from Chinook mall, Rockyview Hospital, and downtown. The perfect family home whether your spending time inside or outside.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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













