



THE
A-TEAM

**RE/MAX
FIRST**

7508 7 Street, Calgary T2K 1E7

MLS® #: **A2165665** Area: **Huntington Hills** Listing Date: **09/13/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **6,501 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,494**
 Low Sqft:
 Ttl Sqft: **1,494**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **3 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Garden,Landscaped,Underground Sprinklers,Rectangular Lot**

Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`6" x 5`6"	Living Room	Main	21`2" x 15`0"
Dining Room	Main	12`0" x 8`5"	Family Room	Main	19`7" x 13`4"
Kitchen	Main	12`9" x 11`9"	Bedroom	Second	14`3" x 11`9"
Bedroom	Second	11`7" x 9`8"	Bedroom	Second	11`7" x 9`7"
Bedroom - Primary	Lower	14`7" x 11`11"	4pc Bathroom	Second	11`9" x 4`11"
5pc Ensuite bath	Lower	11`8" x 10`2"	Furnace/Utility Room	Lower	8`5" x 7`10"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**

Legal Desc:

5672JK

Remarks

Pub Rmks:

Oh for the love of privacy!!!! If you are looking for a private "get-away" backyard, then you must see this house. But here's the catch - you must actually enter the backyard to experience the privacy because you cannot see into this backyard from any angle except standing in it. Built in the 1960's when yards were large, this house is set back from the street & encased by large trees and shrubs that have stood for over fifty years. Turn on the waterfall and watch water spout from a birdhouse into a flow of sinks surrounded by flowers and rocks. Sit out on your over-sized deck & sip your morning coffee with no one watching you. During the winter, sit in the bright, private, & spacious family room addition & enjoy the sun's morning warmth through large windows. Not only is the backyard spectacular, the entire inside of the house has been totally renovated and shows beautifully. All windows replaced in 2019. The kitchen gutted to the studs & outfitted with exquisite cabinetry that goes to the ceiling, quartz countertops, new marble & glass backsplash, new sink & faucet, new stainless steel hood fan, & new gas stove, All flooring was removed & replaced with superior vinyl plank after the entire house was refreshed with new paint. The primary bedroom located in the lower level opens to a show stopping ensuite complete with heated floors. The main floor 4 piece bath boasts marble flooring and tiling. The electrical panel was replaced in 2024. There is tons of storage between the large crawl space & oversized garage plus three sheds. You do NOT want to miss this house! Call today for a showing before it is gone!

Inclusions:

A/C - AS IS, Central Vacuum System - AS IS, Underground Sprinkler System, Outside Gas line for BBQ.

Property Listed By:

URBAN-REALTY.ca

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











