



THE
A-TEAM

**RE/MAX
FIRST**

7147 8 Street, Calgary T2K 1G2

MLS®#: **A2183470**

Area: **Huntington Hills**

Listing Date: **12/13/24**

List Price: **\$664,900**

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: **5,608 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,078**
Low Sqft:
Ttl Sqft: **1,078**

DOM

8
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Few Trees,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan,Recessed Lighting,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 4`11"	Bedroom	Main	12`4" x 9`2"
Dining Room	Main	11`10" x 9`1"	Kitchen	Main	11`5" x 11`3"
Living Room	Main	13`8" x 17`5"	4pc Bathroom	Basement	7`4" x 4`11"
Bedroom	Basement	11`8" x 11`9"	Den	Basement	11`8" x 7`8"
Kitchen	Basement	11`0" x 8`3"	Laundry	Basement	7`8" x 11`10"
Bedroom - Primary	Main	12`9" x 12`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5352JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **A thoughtfully designed and NEWLY RENOVATED bi-level home that offers the perfect blend of style, comfort, and functionality. With a modern OPEN FLOOR PLAN AND NUMEROUS FRESH UPDATES throughout, this 3-bedroom, 2-bathroom home is MOVE-IN READY and ideal for families or anyone looking for versatile living spaces. As you step inside, you'll be greeted by the inviting main floor, featuring a BRIGHT AND SPACIOUS living room where natural sunlight fills the space, creating a warm and cheerful ambiance. The FRESHLY PAINTED WALLS AND BRAND-NEW FLOORING enhance the contemporary feel of the home. The kitchen is a true centerpiece, showcasing BRAND-NEW APPLIANCES, a functional kitchen island, and ample cabinet space, making it a dream for both everyday cooking and entertaining. Adjacent to the kitchen, the dining area provides seamless access to the deck—perfect for enjoying morning coffee, hosting evening barbecues, or simply relaxing while overlooking the yard. The main floor also includes two generously sized bedrooms and a fully renovated bathroom, offering both comfort and convenience. The fully developed basement is an illegal suite has a standout feature, adding incredible value to the home. It includes its own kitchen, a cozy bedroom, a den, a beautifully updated bathroom, and separate laundry facilities, ensuring maximum flexibility and practicality. This home also boasts a range of significant upgrades, including a NEW ROOF, NEW WINDOWS, AND A ATTACHED GARAGE, providing style, durability, and peace of mind for years to come. Nestled in A DESIRABLE NEIGHBORHOOD, 7147 8 St NW is conveniently located close to schools, parks, shopping, and public transportation, making it an excellent choice for any lifestyle. With its RECENT RENOVATIONS, bright and airy layout, and thoughtful design, this property is truly a standout. Don't miss your chance to make this beautifully updated home your own—schedule a private showing today and discover all it has to offer!**

Inclusions: **All appliances listed in the appliance section. There are 2 sets of stove ,refrigerator, and range hood**

Property Listed By: **PropZap Realty**

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







