



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7215 5 Street, Calgary T2V 1B3**

MLS®#: **A2188977**

Area: **Kingsland**

Listing Date: **01/20/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,136**

Low Sqft:

Ttl Sqft: **1,136**

DOM

**2**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,000 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Corners Marked,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Standard Shaped Lot,Street Lighting,Underground Sprinklers,Yard Drainage,Rock Outcropping**

Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency,Make-up Air,Exhaust Fan,Floor Furnace,Humidity Control,Natural Gas**

Sewer:

Ext Feat: **Garden,Rain Barrel/Cistern(s),Rain Gutters,Uncovered Courtyard**

Construction:

**Stucco**

Flooring:

**Carpet,Ceramic**

**Tile,Concrete,Hardwood,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Gas Water Heater,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,Laminate Counters,No Smoking Home,Skylight(s),Stone Counters,Storage,Sump Pump(s),Vinyl Windows,Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 17`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 12`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 10`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 14`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 10`9"</b>

**Other** Main 7`5" x 12`9"  
**Other** Main 3`2" x 16`3"  
**Other** Main 2`6" x 3`9"  
**Family Room** Basement 13`0" x 22`0"  
**Office** Basement 12`0" x 12`0"  
**Storage** Basement 7`0" x 12`0"  
**4pc Bathroom** Basement 0`0" x 0`0"

**Other** Main 3`7" x 8`7"  
**Other** Main 2`0" x 2`5"  
**Laundry** Basement 9`0" x 9`0"  
**Family Room** Basement 6`0" x 12`0"  
**Den** Basement 11`0" x 5`0"  
**3pc Bathroom** Main 0`0" x 0`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **For more information, please click Brochure button. This south facing bungalow sits on a large, quiet corner lot in desirable Kingsland. This is a warm, bright, well maintained home. This 6000 square foot corner lot is fully landscaped with cedar decks, boardwalks, arbors and fencing, in-ground irrigation and rain cache, raised beds, gardens and a large front lawn. Recent upgrades include electrical panels and wiring, furnace, hot water tank, central vacuum, new roof, bay window, heated flooring, insulated, serviced garage, basement kitchen rough-in. There are four parking spaces on site and ample street parking. Schools, parks, LRT stations, Heritage Park, Rockyview Hospital, Glenmore reservoir are walking distance and the downtown core is a short commute by car or bike path.**

Inclusions: n/a  
 Property Listed By: **Easy List Realty**

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

















