



THE
A-TEAM

**RE/MAX
FIRST**

7804 5 Street, Calgary T2V1B9

MLS®#: **A2197283**

Area: **Kingsland**

Listing Date: **02/25/25**

List Price: **\$749,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 03-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**
Lot Information
Lot Sz Ar: **6,060 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,050**
Low Sqft:
Ttl Sqft: **1,050**

DOM

57
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,Street Lighting,Treed**
Park Feat: **220 Volt Wiring,Double Garage Detached,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`3" x 11`5"
Bedroom	Main	8`5" x 8`8"
Laundry	Main	4`8" x 3`5"
Living Room	Main	15`0" x 13`8"
Kitchen	Main	9`1" x 9`2"
Bedroom	Basement	8`4" x 11`1"
3pc Bathroom	Basement	4`11" x 9`8"

Room	Level	Dimensions
Bedroom	Main	11`3" x 8`8"
4pc Bathroom	Main	4`11" x 8`8"
Entrance	Main	4`0" x 12`11"
Dining Room	Main	13`3" x 8`5"
Storage	Main	2`9" x 4`1"
Bedroom	Basement	11`7" x 7`8"
Family Room	Basement	13`0" x 13`1"

Dining Room	Basement	12`11" x 13`1"	Kitchen Legal/Tax/Financial	Basement	9`10" x 6`10"
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Title: Fee Simple Legal Desc:		Zoning: R-C1			
	3215HG			Remarks	

Pub Rmks:	<p>Welcome to the sought-after community of Kingsland! This charming home with over 2000 SQFT of total living area boasts a modern interior and is situated on a large 60X101 ft lot. The OPEN-CONCEPT main level features a spacious and bright living area, seamlessly connected to the kitchen. There are three bedrooms on the main level, providing plenty of room for a growing family or accommodating guests. The highlight of this property is the fully developed basement suite (illegal), complete with a SEPARATE ENTRANCE, two large bedrooms, separate laundry, and a large open-concept living area. The HEATED OVERSIZED garage has 220V power and is insulated, along with a 10ft oversized garage door to accommodate larger vehicles. The backyard is a private oasis with plenty of greenspace, trees, and a large concrete patio, perfect for enjoying Calgary's sunny days or hosting gatherings with friends and family. The location of this home offers exceptional convenience with its proximity to schools, Chinook Centre, LRT, Rockyview Hospital, the Glenmore Reservoir, bike paths, and only a 15 minute drive to downtown Calgary. A high-efficiency furnace was installed in 2019. Whether you're looking for a stylish family home or an investment property with income potential, this property is a must-see. Schedule your showing today!</p>				
Inclusions:	N/A				
Property Listed By:	Key Realty Group Inc.				

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













