

# \$749,999 - 7804 5 Street Sw, Calgary

MLS® #A2197283

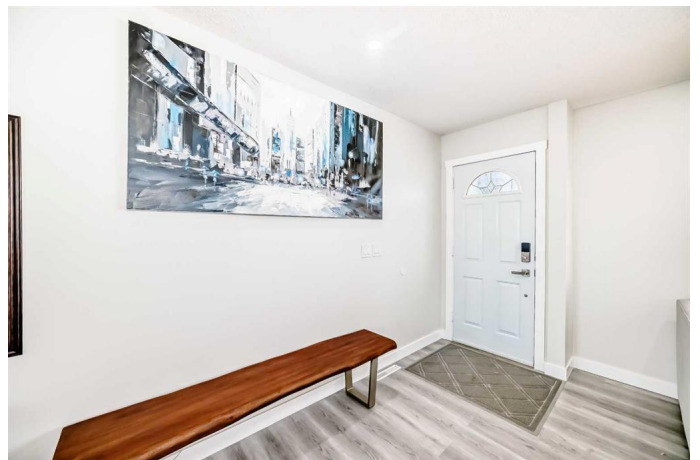
**\$749,999**

5 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 0.14 Acres

Kingsland, Calgary, Alberta

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!

Built in 1957



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197283    |
| Price          | \$749,999   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,050       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 7804 5 Street Sw |
| Subdivision | Kingsland        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V1B9           |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | 220 Volt Wiring, Double Garage Detached, Oversized, Parking Pad |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air, High Efficiency   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                     |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed |
| Roof            | Asphalt, Asphalt Shingle  |
| Construction    | Mixed, Vinyl Siding   |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 56                  |
| Zoning         | R-C1                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Key Realty Group Inc. |
|----------------|-----------------------|

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