

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

MLS® #A2197283

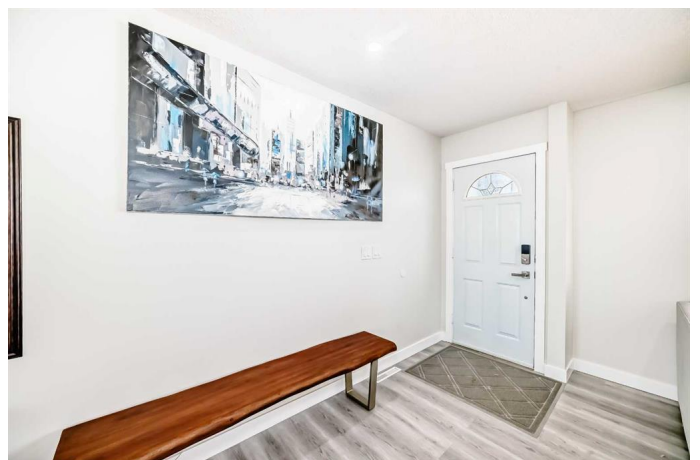
**\$749,999**

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
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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	44
Zoning	R-C1

### **Listing Details**

Listing Office	Key Realty Group Inc.
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