



## 5307 7 Avenue Calgary Alberta

\$724,900

Discover this spacious 1,323 sq ft bungalow, perfectly situated on a quiet street in the desirable Westgate community. Boasting 5 bedrooms--3 on the main floor and 2 in the basement--this home offers ample space for families, professionals, or those seeking room to grow. The main floor features gleaming hardwood flooring throughout the living room, hallway, and three bedrooms, creating a warm and inviting atmosphere. Significant updates enhance the home's appeal, including new acrylic stucco and windows installed approximately 11 years ago, a newer roof (about 10 years old), and a recently replaced hot water tank. The exterior shines with a new vinyl fence, enclosing a large lot with 65' of frontage (including 15' of utility right-of-way) adorned with mature apple trees, perfect for outdoor enjoyment. The oversized 26' x 24' double garage, with 9' ceilings, is insulated and heated, providing ample space for vehicles, storage, or a workshop. The basement is a standout feature, complete with a second kitchen and two additional bedrooms, ideal for extended family, guests, or rental potential (with city approval). A large sunroom adds versatility, offering a bright space for relaxation or entertaining. While the home could benefit from some upgrading, it presents a fantastic opportunity to personalize and add value. Nestled in the heart of Westgate, this property combines a peaceful setting with convenient access to schools, parks, shopping, and transit. Don't miss the chance to own this well-maintained bungalow with incredible potential--schedule your viewing today! (id:6769)

Recreational, Games room 22.75 Ft x 14.42 Ft

Other 10.83 Ft x 10.25 Ft

3pc Bathroom 12.67 Ft x 10.50 Ft

Bedroom 12.83 Ft x 10.75 Ft

Bedroom 12.83 Ft x 10.08 Ft

Storage 11.17 Ft x 8.75 Ft

Furnace 7.42 Ft x 3.58 Ft

Cold room 7.58 Ft x 5.25 Ft

Storage 8.17 Ft x 5.50 Ft

Dining room 20.33 Ft x 8.25 Ft

Living room 16.75 Ft x 13.17 Ft

Other 6.42 Ft x 5.92 Ft

Foyer 7.00 Ft x 3.42 Ft

Sunroom 18.25 Ft x 11.17 Ft

3pc Bathroom 7.33 Ft x 4.92 Ft

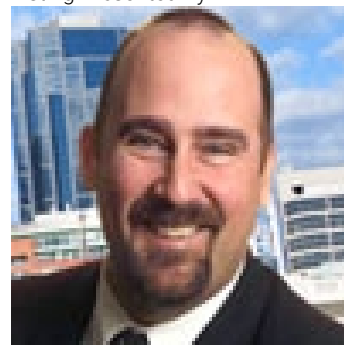
Primary Bedroom 12.25 Ft x 9.92 Ft

Bedroom 10.83 Ft x 9.08 Ft

Bedroom 10.08 Ft x 8.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

