



7703 5 Street Calgary Alberta

\$725,000

OPEN HOUSE SAT MAR 7, 1-3. An oversized 60' x 100' CORNER LOT sets the stage for a value-packed opportunity in the established community of Kingsland. Whether you're a homeowner planning to renovate and personalize over time or a builder exploring future redevelopment potential, this property presents exceptional flexibility and long-term value. A generous lot with a sunshine filled west-facing backyard supports expansive yard space today while positioning the site for thoughtful possibilities in a neighbourhood experiencing quality infill growth. Hardwood flooring carries through the living room, where bayed windows invite abundant natural light and create a comfortable setting for relaxing or hosting. Clear sightlines connect the dining area for easy entertaining and family flow. An efficiently designed kitchen offers abundant cabinetry, generous counter space, a breakfast nook for casual meals, and a window above the sink overlooking the backyard, allowing parents to keep an eye on kids and pets at play. The upper level hosts 3 well-proportioned bedrooms alongside a 4-piece bathroom, providing comfortable accommodations for growing families. Gather in the lower level that expands functionality with a flex room featuring built-in cabinetry that supports a productive home office, media space or a relaxed hang out zone. Also on this level is a convenient laundry area, a powder room for quick cleanups upon entry and direct access to the attached garage enhancing daily practicality. Fully developed, the basement expands the footprint even further, anchored by a fireplace with full-brick surround that creates a cozy backdrop for movies and games nights. Outdoor living becomes a true highlight with a covered patio designed for summer barbeques and relaxed lounging with sun protection, while a fully fenced yard offers expansive grassy space for kids and pets to run and...

Recreational, Games room 18.17 Ft x 18.75 Ft
 Furnace 18.50 Ft x 9.83 Ft
 Den 8.25 Ft x 13.42 Ft
 Laundry room 10.33 Ft x 8.42 Ft
 2pc Bathroom 7.58 Ft x 7.67 Ft
 Living room 15.50 Ft x 13.42 Ft

Dining room 8.67 Ft x 11.67 Ft
 Kitchen 9.67 Ft x 14.17 Ft
 Primary Bedroom 10.58 Ft x 14.00 Ft
 Bedroom 9.67 Ft x 12.42 Ft
 Bedroom 8.67 Ft x 13.92 Ft
 4pc Bathroom 7.00 Ft x 7.75 Ft

Listing Presented By:



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 RE/MAX Realty Professionals
<http://www.sandybisson.com/>

RE/MAX Realty Professionals
 #10, 6020 - 1A ST SW , Calgary, AB,
 Phone: 403-259-4141
 darylcarlson@shaw.ca