



## 8016 7 Street Calgary Alberta

\$729,900

Large mid-century bungalow tucked away in a quiet Kingsland location! Blending classic charm with modern updates - comfortable and flexible. This home features spacious interiors (upsized to almost 1500ft<sup>2</sup> on the main!) 2+2 bedrooms and 2 full baths with hardwood floors and abundant natural light and many updates. Open plan kitchen renovated in 2012 with a 4-6 person breakfast bar, pantry, skylight and lots of cupboard space. Perfect layout for comfortable family living and for entertaining guests! The updated main bathroom features a soaker tub and a full body walk-in shower. The primary bedroom has a spacious walk-in closet with access to the main bath (Jack and Jill bathroom). The basement was renovated to add two bedrooms with large windows, bathroom, laundry, media room, cold room and lots of storage. Comfort upgrades include central A/C, many newer windows and skylights, upgraded mechanicals, gas fireplace, motorized window coverings and a (easily convertible to living space!) attached double garage. Outside, a beautifully landscaped and private shaded back yard provides an oasis and includes a large composite deck, cedar fencing and a powered awning for added shade. Nestled in a peaceful family friendly neighborhood on a 60 foot oversized lot, this turn-key home offers a prime location with excellent amenities; 20 minute or under walks includes the Heritage station c-train, Glenmore reservoir paths, Rocky View Hospital, Chinook Centre and dozens of independent restaurants and shops. Or uptown 17th Ave and the core just a comfortable 15 minute drive down scenic Elbow Drive! Call your favorite Realtor today! Open house Saturday October 5th if still available! (id:6769)

Bedroom 12.58 Ft x 7.92 Ft

4pc Bathroom 8.08 Ft x 8.58 Ft

Bedroom 9.67 Ft x 12.58 Ft

Family room 11.50 Ft x 19.92 Ft

Foyer 11.33 Ft x 8.67 Ft

Dining room 11.83 Ft x 12.75 Ft

Primary Bedroom 12.67 Ft x 12.33 Ft

5pc Bathroom 11.92 Ft x 9.08 Ft

Other 4.92 Ft x 7.50 Ft

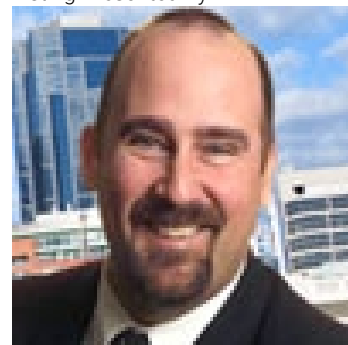
Living room 12.33 Ft x 19.33 Ft

Other 16.17 Ft x 18.17 Ft

Other 4.08 Ft x 12.50 Ft

Bedroom 9.58 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX Realty Professionals**

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

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