

\$650,000 - 8223 7 Street Sw, Calgary

MLS® #A2089543

\$650,000

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome to the most sought-after street in Kingsland.! This beautiful home features 2000 square feet of developed living space with four bedrooms and three renovated bathrooms. The main floor is bright and open with east and west windows to capture the morning and evening sunshine. The main floor living room features a large wood burning fireplace with vintage brick surround and site finished hardwood flooring. The dining room and kitchen are located at the rear of the home and overlook the back yard and children's play space. A funky and open staircase leads to the upper level that is also finished in original oak hardwood. This level features three bedrooms and a new four-piece bathroom. The third level is just a few steps from the main floor and includes a fourth bedroom with two-piece ensuite. This area also provides access to the attached single garage. The fourth level was built for hanging with friends and for family movie nights. This area features a huge living room with the second wood burning fireplace and fully renovated four-piece bathroom. The mechanical room includes two newer high-efficient furnaces, laundry facilities and tons of storage. The attached single garage has additional room for storage and heated with a newer natural gas furnace. Topping off the list for this home are new triple pane windows, central air conditioning, upgraded electrical panel, new oven, new dishwasher, plus an included playhouse for the kids! And the best feature of this home has been saved



for last! the west facing rear yard is private, fully landscaped and features a four-season outdoor stone fireplace with a brick patio surround. This is the perfect place to relax and enjoy this incredible location in the beautiful community of Kingsland! Call today to schedule your private viewing!

Built in 1957

Essential Information

MLS® #	A2089543
Price	\$650,000
Sold Price	\$639,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	8223 7 Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1G5

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	November 17th, 2023
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	GREATER CALGARY REAL ESTATE
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