

\$779,900 - 7603 5 Street Sw, Calgary

MLS® #A2138832

\$779,900

3 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Don't miss the opportunity to own this beautifully renovated home with a legal suite located in the heart of sought after Kingsland. This fully finished bungalow has been updated from top to bottom with stylish modern finishes and is located on a large corner lot. Outstanding curb appeal with immaculate mature trees and bushes and a new horizontal slatted fence that provides a modern look as well as plenty of privacy. The main floor is bright and sunny and feels brand new while still maintaining the character of the original home. The kitchen is a chef's dream with modern blue toned cabinets, white quartz counters, wood look tile backsplash and gleaming stainless steel appliances including a gas cooktop and double wall ovens. The living room is a good size with lots of natural light from the bay window. It is located just across the hall from the formal dining room where the former closet has been converted to an attractive storage / display shelf with live edge shelving. There are 2 bedrooms on this level although the dining room could quite easily be converted to a 3rd bedroom if needed. The full bath has been updated as well with a modern frameless glass door on the tub as well as a new vanity, a built-in storage shelf and heated floors. The main floor has luxury vinyl plank flooring and tile throughout. In the fully finished basement is a rare find - a modern and bright legal one bedroom suite with a full kitchen, 4 pc bath with heated floors and good sized living area. This income generator is a game



changer and can be used to offset your mortgage costs or you can use it for an extended family member or guests. The shared laundry can be accessed by both the upper and lower levels with separate doors for privacy. Relax & rejuvenate in the West facing backyard which is an outdoor oasis with lush landscaping and exposed aggregate patio and sidewalks. There is even an underground sprinkler system. The 2 year old detached heated garage offers back alley access, oversized door, epoxy flooring, and a sub panel. This amazing home is air conditioned, has triple pane windows, 2 - 100 Amp panels and a rubber roof. These big ticket upgrades will save you money down the road. Kingsland is perfect for those wanting to enjoy the convenience and activity of living an urban lifestyle while still being close to the peace & tranquility of nature. Its close proximity to Glenmore Reservoir, Weaselhead Natural area, numerous golf courses and other green spaces gives you the best of both worlds. Book your showing before this rare gem is gone.

Built in 1957

Essential Information

MLS® #	A2138832
Price	\$779,900
Sold Price	\$764,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Sold
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Community Information

Address	7603 5 Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Quartz Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Many Trees
Roof	Rubber
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 12th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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