



**10212 7 Street SW**  
**Calgary, Alberta**

**MLS # A2291733**



**\$719,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Insulated, Oversized, Parking Pad, RV Access/Parking, RV Gated, Single Gar		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Security Doors

Welcome to this custom-built, four-sided brick mid-century bungalow offering 1,248 sq. ft. of beautifully renovated living space on a deep 130-ft lot, nestled in a quiet inner-city location just minutes from the Southwood C-Train Station. The bright and spacious main floor is highlighted by a dramatic scissor-truss ceiling in the expansive living room, centered around a cozy gas fireplace. Two skylights and updated windows throughout flood the space with natural light, creating a warm and inviting atmosphere. The modern kitchen features stainless steel appliances and ample room for an island—perfect for both everyday living and entertaining. Luxury vinyl plank flooring, updated bathrooms, and contemporary finishes complete the main level. Upstairs, you’ll find two well-appointed bedrooms, including a generous primary suite with a 3-piece ensuite. The oversized walk-in closet—previously used as a nursery—offers a versatile space ready to be transformed into your dream dressing area. The fully developed lower level provides exceptional additional living space, featuring two more bedrooms, a 4-piece bathroom, and a large recreation room complete with a wet bar—ideal for guests, family living, or entertaining. Step outside to enjoy the private, mature backyard with plenty of room for RV parking and future development. There is space to build an oversized double or even triple garage, in addition to the existing oversized single garage. Additional upgrades include a brand new furnace, updated electrical ready for future solar installation, and front and rear security doors with summer screens. Ideally located close to shopping, schools, transit, and downtown, this fully renovated mid-century bungalow offers the perfect blend of timeless character, modern upgrades, and peaceful inner-city living.