



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**7304 5 Street SW  
Calgary, Alberta**

**MLS # A2309693**



**\$649,900**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Smoking Home, Open Floorplan, Steam Room, Storage		

**Inclusions:** Green House, Shed, office table, corner bookshelf

Price reduced \$30,000. Open house on Sunday, July 5th. This property is located on a very quiet neighborhood of Kingsland. Three bedrooms up with a four-piece.

bathroom. The main floor features an open concept layout, original hardwood floors, and charming eat in kitchen. The basement is finished with a rec room, bedroom, den and with a three-piece bathroom and huge storage space in the laundry room and a SAUNA. Out back, the yard is a good size and fenced. The garage is insulated and drywalled. Call today for your private viewing!