



7203 5 Street SW
Calgary, Alberta

MLS # A2315906



\$688,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	3
Garage:	Driveway, Front Drive, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Soaking Tub		

Inclusions: N/A

Prepare to be impressed – this expanded and RENOVATED bungalow on a corner lot in the established community of Kingsland showcases a desirable location on a quiet, tree-lined street, with a sunny west backyard. Combining timeless character elements with thoughtful and modern updates, this property offers the perfect balance of warmth, comfort, functionality and inviting outdoor living. Step inside to discover a bright main floor featuring lovely laminate flooring and a warm, welcoming layout designed for everyday living. The kitchen is both practical and inviting and has been updated and opened up to the living room, and offers newer cabinetry, a central island, granite counters, modern stainless steel backsplash, a gas cook top and breakfast bar overlooking the sun-filled living room. The gracious sized living room is highlighted by an oversized sliding patio door to the two tiered deck. Separate dining room is perfect for family gatherings or could double as a den/home office space. The master retreat offers a 3 piece ensuite bath, renovated with beautiful tile throughout AND includes a main floor washer & dryer. Second bedroom is oversized and main spa-like 4 piece bath has been fully renovated. Downstairs, the fully developed basement significantly expands the living space. A large family room provides the perfect place for movie nights or gatherings, additional flex room and 3 piece bath offers great possibilities – home office, gym or hobby space. Generous storage adds further convenience. The sunny west-facing backyard is an ideal setting for relaxing evenings or entertaining family and friends. Additional plus is the home has solar panels (2022), wall mount A/C units in the living room and primary bedroom, and on-demand water heater! Oversized single garage and expansive driveway allows for easy parking. Located in a mature,

well-connected neighbourhood close to schools, parks, transit, and everyday amenities, this is a great opportunity to own a home that has been truly cared for and thoughtfully improved over the years. Call to book your viewing today!