



GRASSROOTS
REALTY GROUP

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7315 5 Street SW
Calgary, Alberta

MLS # A2318150



\$624,900

Division:	Kingsland		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,084 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Aluminum Siding , Wood Frame

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Cabinets in basement, shed. All appliances "as is".

Opportunity knocks in the desirable community of Kingsland! Situated on a large 6,000 sq. ft. corner lot, this well-maintained bungalow offers exceptional potential for homeowners, investors, and builders alike. Pride of ownership is evident throughout this original home, featuring beautiful hardwood floors, newer windows, upgraded electrical, a newer furnace, and newer fridge and oven. Move in and enjoy as-is, renovate to suit your personal style, or explore the redevelopment possibilities this generous lot presents. The functional floor plan provides a solid foundation for future improvements, while the prime location offers convenient access to schools, parks, shopping, transit, and major roadways. Whether you're searching for your next renovation project, a redevelopment opportunity, or a place to call home while building equity over time, this property offers outstanding flexibility and value. Large corner lots in established communities are becoming increasingly rare. Don't miss your chance to secure this exceptional Kingsland property.