



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10219 7 Street SW
Calgary, Alberta

MLS # A2328394



\$789,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,494 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Insulated, Parking Pad, T		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge in Basement

Beautifully designed midcentury bungalow offering over 2600 sq ft of developed living space with 5 bedrooms, 3 bathrooms and 2 DETACHED GARAGES tucked away on a quiet, non-through street in the heart of Southwood. Thoughtfully updated over the years, improvements include newer windows, soffit, fascia, eavestroughs, a high-efficiency furnace with HRV system, Central A/C, new hot water tank, professionally lacquered kitchen cabinetry, recessed lighting, a fully renovated basement bathroom, and an additional insulated garage built in 2023 and a security system on the house and double garage for piece of mind. Vaulted ceilings and a floor to ceiling stone fireplace set the tone in the open plan living and dining room anchored by large east facing windows dressed in custom Hunter Douglas blinds. The kitchen blends timeless character with modern updates, featuring white shaker cabinetry, stainless steel appliances, distinctive concrete countertops, recessed lighting and movable island. The spacious dining area extends into a sun drenched flex room with new windows and backyard views. This versatile space works well as a home office or additional sitting area, offering direct access to the backyard. The main floor features 3 bedrooms and 2 bathrooms, including a spacious primary suite with his and hers closets, large west facing window, and a private ensuite bathroom. Two additional bedrooms share the main full bathroom across the hall. The home's original hardwood flooring is preserved under the carpet waiting to reemerge. Downstairs, the fully finished basement has its own separate entrance and includes a large rec room complete with custom built-ins featuring LED lighting and 2 additional bedrooms with access to a fully renovated bathroom. Two dedicated storage areas and the separate laundry room keep household tasks neatly

tucked away. The heated double garage and the additional insulated single garage built in 2023, separated by a secured concrete parking pad offer an unmatched parking setup you won't find anywhere else. The property is beautifully landscaped front and back with exposed aggregate stairs, paths and patio wired for a hot tub. Lush grass, trees, shrubs and flower beds surround the home, creating an outdoor oasis highlighted by Gemstone lighting for evening ambiance. This versatile property is perfect for growing families, downsizers looking for single level living without compromise, car enthusiasts who need additional garage space, or investors looking to explore secondary suite potential with city approval. With shopping, schools, parks and transit all within walking distance, this home truly leaves nothing to be desired.