



GRASSROOTS
REALTY GROUP

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506 7 Avenue NW
Calgary, Alberta

MLS # A2342737



\$914,900

Division:	Sunnyside		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,535 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s)		

Inclusions: Basement: Refrigerator, Electric Stove, Hood Fan, Washer, Dryer, Shelves - Dining Room, Doorbell

Extensively renovated from the outside in, this 3-bedroom (2 up/1 down), 3.5-bathroom home in a prime Sunnyside location is ready for you to call home. The kitchen has been transformed into a chef's dream, offering ample counter, cabinet, and storage space, premium stainless steel appliances, and quartz countertops — opening onto a spacious dining area and the back deck. On the second level, you'll find a sun-soaked living room with vaulted ceilings, a wall of windows for abundant natural light, and a wood-burning fireplace (cleaned and ready for winter). The upper level features dual primary bedrooms, each with its own spa-like ensuite. One offers a king-sized bedroom with a 5-piece ensuite, while the second includes a 3-piece ensuite, a private balcony, and an open view. The lower level offers a second kitchen, a spacious bedroom and large windows, a 3-piece bathroom, and laundry, providing exceptional flexibility for guests, extended family, a home office, etc. Key upgrades and features include: front porch and deck replacement, updated electrical and plumbing (no Poly B), sump pump, updated lighting and plumbing fixtures, added and replaced windows, a new patio door, fresh paint, flooring, upper-level laundry, a walk-in closet at the front entry, a main-level powder room, a high-efficiency furnace (2013), hot water tank (2024), an attached single garage with driveway, a parking stall and street parking, baseboard heaters in the basement for custom temperature control, and even an apple tree in the backyard. Living here, you'll enjoy a walkable and bikeable lifestyle with easy access to the C-Train, an off-leash dog park, schools, and local amenities in Kensington, as well as Prince's Island Park and main thoroughfares for city-wide convenience.

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