



GRASSROOTS
REALTY GROUP

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7120 8 Street NW
Calgary, Alberta

MLS # A2346944



\$739,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,155 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan		
Inclusions:	Gazebo, Shed		

Welcome to this beautifully maintained and thoughtfully upgraded 5-bedroom, 2-bathroom bungalow, ideally situated on a quiet street with a private, park-like backyard and an oversized double garage. From the attractive curb appeal to the numerous updates throughout, this home offers a fantastic combination of comfort, functionality, and entertaining space. Step inside to a spacious front entry and a bright, inviting main floor. The living and dining areas feature large windows that fill the space with natural light, complemented by luxury vinyl plank flooring and a beautifully redesigned fireplace that creates a warm focal point. The open-concept kitchen is both stylish and functional, featuring upgraded cabinetry, a movable island, granite countertops, modern fixtures, and quality appliances. The main floor also offers a generous primary bedroom with additional space created by combining the former primary and second bedrooms. This versatile area could easily serve as a home office, sitting area, dressing room, or spacious walk-in closet. For buyers who prefer a traditional three-bedroom upper level, the space could be easily converted the back to its original configuration. The lower level provides even more flexibility, with two additional bedrooms and a large recreation/entertainment room complete with a wet bar—ideal for movie nights, entertaining, or creating a comfortable secondary living space. The home has seen extensive updates over the years, including a furnace, hot water tank, doors, windows, roof, eavestroughs, kitchen, trim, and paint. More recent improvements include upgraded roof insulation and air sealing, a Wi-Fi-enabled Google Nest thermostat, central air conditioning, two new garage doors with Wi-Fi-enabled openers, front-yard landscaping, and permanent outdoor lighting on the front of the home. Outside, the private rear yard is

a true highlight. Enjoy a two-tiered deck, abundant space for outdoor gatherings, a large storage shed, and plenty of privacy. The below-grade oversized double garage creates an exceptional opportunity for additional outdoor living, with the space above the garage providing a massive patio area for entertaining. With its spacious layout, extensive updates, versatile living spaces, exceptional outdoor areas, and oversized double garage, this home offers a rare combination of features and value. A wonderful opportunity for anyone looking for a move-in-ready home with room to live, work, entertain, and grow.