

**10212 7 Street SW**  
**Calgary, Alberta**

**MLS # A2291733**



**\$737,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Southwood  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,248 sq.ft.   | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Insulated, Oversized, Parking Pad, RV Access/Parking, RV Gated, Single Gar |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Level, Rectangular Lot, Treed                       |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | Public |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank       | <b>Sewer:</b>     | Sewer  |
| <b>Roof:</b>       | Tar/Gravel                      | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, See Remarks, Wood Frame  | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** Security Doors

This custom-built, four-sided brick mid-century bungalow offers 1,248 sq. ft. of beautifully renovated living space on a 130-ft deep lot in a quiet inner-city location—just 7 minutes to the Southwood C-Train Station. The bright and spacious main floor showcases a dramatic scissor-truss ceiling in the large living room, centered around a cozy gas fireplace and enhanced by two skylights and updated windows throughout. The modern kitchen features stainless steel appliances and ample space for an island—perfect for cooking and entertaining. The main level is finished with luxury vinyl plank flooring, updated bathrooms, and contemporary finishes throughout. There are two bedrooms upstairs, including a spacious primary suite with a 3-piece ensuite and an oversized walk-in closet. The closet was previously used as a nursery and currently offers a blank canvas to design your dream walk-in closet. The fully developed lower level adds exceptional living space with two additional bedrooms, a 4-piece bathroom, and a large recreation room with a wet bar—ideal for guests, family living, or entertaining. Outside, enjoy a private, mature, oversized backyard with RV parking potential and room to build an oversized double or even triple garage, in addition to the existing oversized single garage. The home also features brand new furnace, updated electrical compatible with future solar installation, and front and rear security doors with summer screens. Conveniently located close to shopping, schools, transit, and downtown, this fully renovated midcentury bungalow combines timeless character, modern upgrades, and the benefits of quiet inner-city living.