

8252 7 Street SW
Calgary, Alberta**MLS # A2353723****\$599,000**

Division:	Kingsland		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,366 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: None

****OPEN HOUSE THIS WEEKEND: SAT, OCT 24 & SUN, OCT 25, 2 PM - 4 PM**** SPACIOUS HOME ON A LARGE 60' x 100' LOT W/DEVELOPMENT POTENTIAL IN KINGSLAND, WITH AN OVERSIZED DOUBLE GARAGE! This charming, well-maintained property offers a practical layout and great opportunity for renovation, personalization, or future development. The home welcomes you with an attractive curb appeal, mature trees and ample green space. Inside, hardwood flooring and large windows create a bright, comfortable living space throughout. The spacious kitchen offers plenty of countertop and prep space, with a large window overlooking the backyard that brings in natural light and connects the kitchen to the outdoor setting. From here, step out to the low-maintenance backyard, where a large patio provides plenty of room for outdoor dining, relaxing, and entertaining. The generous living and dining rooms allow for full-size furniture and make for very comfortable family living. Upstairs, three generously sized bedrooms each offer ample closet space and have convenient access to the main bathroom. The fully developed lower level offers a second living area with a distinctive brick-surround wood-burning fireplace and bar setup, plus a second bathroom, creating the perfect space for entertaining, relaxing, or gathering with family and friends. Multiple closets and crawl-space storage provide additional room for seasonal items. Outside, the oversized double car garage features built-in workbenches and a garage heater, perfect for a hobbyist or handyman. Located in the established community of Kingsland, this home is within easy walking distance of schools, parks, restaurants and everyday conveniences like Starbucks, Cobs Bakery, and Shoppers Drug Mart. This convenient location also allows for a quick commute downtown

or throughout the city, with easy access to Elbow Drive, Macleod Trail and 14 St. Public transit options abound, including the Heritage LRT station which is a quick walk away. Whether you're looking for a property to renovate over time or exploring the possibilities offered by a large inner-city lot in a community seeing new development, this is an opportunity to make the most of a desirable central location. *Some images used AI for virtual staging* ****VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A VIRTUAL TOUR AND FLOORPLANS****