

10820 7 Street SW  
Calgary, Alberta

MLS # A2222731



**\$739,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher x2, Hot tub (AS-IS), Refrigerator x2

| RENOVATED | 5 BEDS | 2.5 BATHS | LEGAL SUITE | DOUBLE DETACHED GARAGE | Welcome to this beautifully renovated bungalow in the community of Southwood, offering 5 bedrooms, 2.5 bathrooms, and a well-designed layout with ~2000 square feet of functional living space. Step inside to find vinyl plank flooring throughout and large, bright windows that fill the home with natural light. A few steps down, the stylish sunken living room offers a cozy yet open space—perfect for relaxing or entertaining. Just a few steps up, you'll find the open-concept kitchen and second living/dining area. The kitchen features quartz countertops, a patterned tile backsplash, a matching island, brand-new cabinetry, built-in stainless steel appliances, and a gas stove. The main level includes three good-sized bedrooms, including a primary with its own 2-piece ensuite. A full 4-piece bathroom completes the floor. The fully developed legal suite downstairs features its own private entrance, kitchen with quartz countertops, matching island, patterned tile backsplash, and a dedicated living area. You'll also find two additional bedrooms, a 4-piece bathroom, and separate laundry. The home is also equipped with two high-efficiency furnaces and a newer hot water tank for added comfort and efficiency. Outside, enjoy a spacious yard for summer gatherings, a large front deck, and a double detached garage in the back for secure parking. Conveniently located close to transit, Anderson CTrain station, Southcentre Mall, shopping, restaurants, parks, schools, and more. Don't miss this opportunity—book your showing today!