

# \$749,000 - 10820 7 Street Sw, Calgary

MLS® #A2193524

## \$749,000

5 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 0.13 Acres

Southwood, Calgary, Alberta

This beautifully updated home is situated on a quiet street in the highly sought-after Southwood neighborhood. Perfectly located within walking distance to the train station, schools, the public library, grocery stores, and a variety of shops.

Boasting nearly 2,000 sq. ft. of thoughtfully designed living space, this home sits on one of the best lots in the area. It combines luxury, convenience, and modern comfort in every detail.

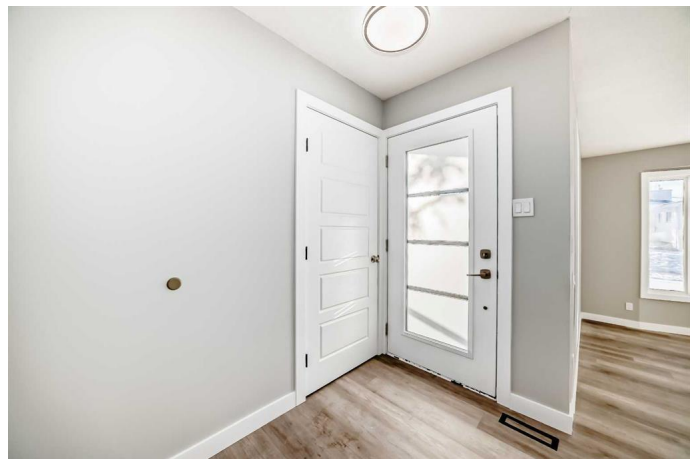
The open-concept floor plan is enhanced by an extra-large front deck, perfect for relaxing or entertaining. The elevated backyard offers a stunning view from the kitchen, where you can enjoy cooking while overlooking mature trees. The main level includes 3 spacious bedrooms, a full bathroom, a half bathroom, and a convenient laundry room, providing both style and function.

Additionally, the brand-new legal basement suite with a separate entrance is a fantastic opportunity for extra income (great for both long-term rental or short-term rental).

Featuring two large bedrooms with plenty of natural light, a full kitchen, and a spacious living area, the suite is an excellent layout for tenants or guests.

The home is equipped with luxury vinyl plank flooring throughout the main and basement levels. Two high-efficiency furnaces and a new water tank ensure energy efficiency and reliability.

For added convenience, the oversized



detached double garage offers ample parking, with extra space available in the back. The expansive backyard, surrounded by mature trees, provides a peaceful, natural setting and the potential to add a patio space above the garage with great views.

Price reduced.

Built in 1969

### **Essential Information**

MLS® #	A2193524
Price	\$749,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,173
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	10820 7 Street Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0G5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 9th, 2025
Days on Market	67
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.