



10212 7 Street SW  
Calgary, Alberta

MLS # A2275916



**\$746,000**

<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 Garage		
<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	<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		
<b>Inclusions:</b>	n/a		

Fully Renovated Mid-Century Bungalow on a Large private Lot 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 features a large living room with a gas fireplace, enhanced by two skylights and updated windows throughout. The kitchen offers stainless steel appliances and ample space for an island, perfect for entertaining. Updated bathrooms, luxury vinyl plank flooring, and modern finishes complete the main level. There are two bedrooms upstairs, including a primary suite with a 3-piece ensuite and a huge walk-in closet (which was used as a nursery so no hanging space currently; design your dream closet). The fully developed lower level includes two additional bedrooms, a 4-piece bathroom, and a rec room with a wet bar, providing excellent space for family, guests, or entertaining. Outside, enjoy a private, mature oversized yard with room for RV parking and the potential to build an oversized double or triple garage, in addition to the existing oversized single garage. The home also features new electrical compatible with solar panels, adding future-ready value. The furnace is Brand New. There are front and rear security doors that comes with screens for the summer. Close to shopping, schools, and downtown, this totally renovated mid-century bungalow offers exceptional value, a quiet setting, and the convenience of inner-city living.