

**712 5 Street NW
Calgary, Alberta**

MLS # A2281222



\$799,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cedar, Shingle Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shelving in Laundry Room

Welcome to this beautifully updated home in the heart of Sunnyside, where timeless character meets a thoughtful modern addition—offering the perfect blend of charm, comfort, and functionality in one of Calgary’s most walkable inner-city communities. The curb appeal is immediately striking with a coastal-inspired exterior featuring deep navy shingle-style siding, crisp white trim, and an inviting covered front porch. Inside, you’ll love the warmth and personality throughout, highlighted by 9.5’ ceilings, oversized baseboards, and a flexible main floor layout designed for today’s lifestyle. The living room is anchored by a cozy gas fireplace, creating the perfect space to relax and unwind. An extensive 2017/2018 renovation introduced a bright and functional two-storey rear addition, adding incredible everyday convenience. Enjoy the spacious mudroom/boot room and laundry area with heated floors, surrounded by large triple-pane windows that bring in beautiful natural light. A convenient main floor 3-piece bathroom adds to the smart layout. Upstairs, the primary suite feels like a private retreat with a walk-in closet, built-in storage, a private balcony, and a full ensuite bathroom—a rare and desirable feature in a character home. The outdoor spaces are designed for easy enjoyment and entertaining. The east-facing backyard features a composite deck, stone patio, and pergola—perfect for morning sun and summer evenings. With two gas lines already in place for a BBQ and fire feature, your backyard setup is ready to go. The irrigation system services the grass, flower beds, hanging baskets, and planters, keeping everything looking lush with minimal effort. Additional upgrades include central air conditioning for year-round comfort. And for those who know Sunnyside, the oversized detached garage (23’ x

15’) is a rare find with plenty of room for parking and storage. Steps to Kensington, parks, dog park, the river pathway system, and quick access downtown—this is inner-city living at its best.