

**8416 7 Street SW  
Calgary, Alberta**

**MLS # A2281528**

# \$675,000



<b>Division:</b>	Haysboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** Closet/Storage unit (lower level bedroom)

Sought-after Haysboro location! Situated on a quiet street, this beautifully maintained home offers over 1,900 sq. ft. of developed living space and is walking distance to all levels of schools, outdoor skating rinks, and tennis/pickleball courts. Enjoy easy access to SW Bus Rapid Transit, Heritage LRT, Glenmore Reservoir, Heritage Park, Rockyview Hospital, shopping, and dining. Bright and functional layout featuring a spacious main floor with large living room, cozy reading nook, 2-pc bath, and an open dining area with access to a private deck. Updated kitchen with quartz countertops, built-in oven, and stainless steel appliances. Upper level includes 2 bedrooms plus a flex room/office (easily converted to a 3rd bedroom). Fully developed lower level with primary bedroom or family room option, gas fireplace, 4-pc bath, and laundry. Private, landscaped backyard oasis with perennial gardens, pergola, patio, composite deck, and space for camper or trailer parking. Recent upgrades include newer furnace, newer hot water tank, and updated bathrooms. An absolute gem in SW Calgary!