8416 7 Street SW
Calgary, Alberta

MLS # A2286360

$659,999

Division:	Haysboro		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,389 sq.ft.	**Age:**	1958 (68 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot,		

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

Inclusions: NONE

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 a large living room, cozy reading nook, convenient 2-pc bath, and an open dining area with access to a private deck. The updated kitchen showcases quartz countertops, built-in oven, and stainless steel appliances. The upper level includes three bedrooms and a beautifully updated full bathroom, complete with a built-in laundry chute that conveniently funnels laundry directly to the basement — a practical and thoughtful family feature. The upper hallway is enhanced with a stylish feature wall, adding warmth and character to the space. The fully developed lower level offers flexible living with a spacious primary bedroom or family room option, gas fireplace, 4-pc bath, and dedicated laundry area. Step outside to your private, landscaped backyard oasis featuring perennial gardens, pergola, patio, composite deck, and space for camper or trailer parking. Recent upgrades include newer furnace, newer hot water tank, newer dishwasher, and updated bathrooms. An absolute gem in SW Calgary!