# 7804 7 Street SW

Calgary | Active | MLS® A2347018

**$849,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **1957** | **1,357 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Complete Realty

# A closer look

Absolutely gorgeous and thoughtfully UPDATED BUNGALOW on a 66' WIDE LOT in the highly desirable community of Kingsland! Up-sized double-detached 2014 garage (accessed from the lane, with ceiling height easily sufficient for a car lift & gas line to add heater), plus driveway access from the front street. Close to Glenmore Reservoir for tennis, bike rides or long walks! The renovation of this home sets a new standard for PRIDE OF OWNERSHIP with over $230,000 in improvements (see the summary in the final lines of these remarks)! Great driveway for guest or tenant parking (or for loading up your full-length RV)! Such nice curb appeal - manicured lawn and gorgeous garden plus BAY WINDOW at the front of the home, HARDIE siding, TREX FRONT PORCH and stonework accents. Step inside to discover beautiful and REFINISHED HARDWOOD FLOORING extending through almost the entire main level. Stay comfortable with CENTRAL AIR CONDITIONING. The LIVING ROOM IS MASSIVE, with a bench-seat in the bayed window and a GAS FIREPLACE with tasteful tile and woodwork surround. The living room is connected to the spacious eating area where you can STRETCH OUT YOUR TABLE for a large group of friends or family! YOU WILL LOVE THIS KITCHEN, with warm CINNAMON-TONED CABINETS, and QUARTZ COUNTERTOPS, and STAINLESS-STEEL appliances, plus wine storage and elegant display cabinetry & shelving! Three bedrooms and 2 full baths on the main level. Bathrooms have intricate tilework, and both have an obscured venting window. The backyard is so inviting. Enjoy outdoor time on the upper composite deck or the lower paver-stone patio. Gas line for BBQ. The yard improvements are top-notch! Head downstairs to your finished basement to find PRISTINE VINYL PLANK flooring, ANOTHER BEDROOM, OFFICE, FULL BATHROOM and your RENOVATED summer KITCHEN (or possibly an illegal suite). SEPARATE ENTRY and SEPARATE PARKING is possible (maybe garage parking for upstairs, driveway for down). So many upgrades and improvements have been done. IMPROVEMENTS to this home include: A complete main level KITCHEN RENOVATION, and MAJOR LANDSCAPING PROJECT including back patio, composite back deck and some new vinyl fencing (in 2010). NEW SHINGLES on house and garage (in 2012). A NEW DOUBLE CAR GARAGE including new foundation and slab, plus some more vinyl fencing (in 2014). NEW COMPOSITE FRONT DECK AND STAIRS, plus metal railing (in 2020). HARDIE-BOARD Siding (in 2020). Many more improvements were done in 2021 including: INCOMING ELECTRICAL services, FULL DOWNSTAIRS RENOVATION, and TRIPLE PANE windows, window shades (top down & bottom up), new interior doors and electrical fixtures. Also in 2021: REPAINTING the main level and adding NEW MAIN LEVEL KITCHEN-AID APPLIANCES plus a NEW FURNACE, NEW HOT WATER TANK, and 'LIFETIME' HEAT EXCHANGER. In 2022, NEW CENTRAL AIR was added. And 'BLUE LIGHT PIPE LINING' with lifetime warranty to the outgoing sewer line (in 2024).

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2347018 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 1957 |

| | |
|---|---|
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 1 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,357 sq. ft. |
| **Main Level Finished Area:** | 1,357 sq. ft. |
| **Below Grade Finished Area:** | 1,160 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,512 sq. ft. |
| **Lot Frontage:** | 66'7" |
| **Front Exposure:** | West |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1957 (Age: 69) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 3215HG |
| **Heating:** | Forced Air, Natural Gas |

| | |
|---|---|
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Composite Siding, Stone, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Common Area |
| **City Quadrant:** | Southwest |
| **Community:** | Kingsland |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |
| **Inclusions:** | TV Bracket |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom · 12'3" × 10'10" · |
| **Main Floor** | Bedroom · 10'10" × 10'6" · |
| **Main Floor** | Dining Room · 11'4" × 10'9" · |
| **Main Floor** | Foyer · 11'3" × 3'10" · |

| | |
|---|---|
| **Main Floor** | Kitchen · 14'11" × 11'9" · |
| **Main Floor** | Living Room · 17'1" × 16'7" · |
| **Main Floor** | Bedroom - Primary · 11'10" × 10'4" · |
| **Lower Level** | Bedroom · 12'6" × 9'8" · |
| **Lower Level** | Office · 14'2" × 9'11" · |
| **Lower Level** | Kitchen · 8'2" × 8'1" · |
| **Lower Level** | Laundry · 15'1" × 13'8" · |
| **Lower Level** | Game Room · 39'9" × 13'8" · |
| **Lower Level** | Storage · 8'7" × 3'8" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Built-in Features |
| **Exterior Features:** | Garden, Storage |
| **Patio And Porch Features:** | Deck, Patio |
| **Lot Features:** | Back Lane, Back Yard, Landscaped |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-C1 |
| **Listed Date:** | Sep 21, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7804-7-street-sw-calgary-a2347018/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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