# \$749,900 - 5307 7 Avenue Sw, Calgary

MLS® #A2265451

## \$749,900

5 Bedroom, 2.00 Bathroom, 1,323 sqft Residential on 0.15 Acres

Westgate, Calgary, Alberta

Discover this spacious 1,323 sq ft bungalow, perfectly situated on a quiet street in the desirable Westgate community. Boasting 5 bedrooms—3 on the main floor and 2 in the basement—this home offers ample space for families, professionals, or those seeking room to grow. The main floor features gleaming hardwood flooring throughout the living room, hallway, and three bedrooms, creating a warm and inviting atmosphere.

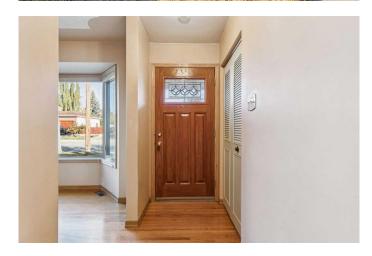
Significant updates enhance the home's appeal, including new acrylic stucco and windows installed approximately 11 years ago, a newer roof (about 10 years old), and a recently replaced hot water tank. The exterior shines with a new vinyl fence, enclosing a large lot with 65' of frontage (including 15' of utility right-of-way) adorned with mature apple trees, perfect for outdoor enjoyment. The oversized 26' x 24' double garage, with 9' ceilings, is insulated and heated, providing ample space for vehicles, storage, or a workshop.

The basement is a standout feature, complete with a second kitchen and two additional bedrooms, ideal for extended family, guests, or rental potential (with city approval). A large sunroom adds versatility, offering a bright space for relaxation or entertaining. While the home could benefit from some upgrading, it presents a fantastic opportunity to personalize and add value.

Nestled in the heart of Westgate, this property combines a peaceful setting with convenient







access to schools, parks, shopping, and transit. Don't miss the chance to own this well-maintained bungalow with incredible potentialâ€"schedule your viewing today!

#### Built in 1959

### **Essential Information**

MLS® # A2265451 Price \$749,900

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,323 Acres 0.15 Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 5307 7 Avenue Sw

Subdivision Westgate
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0E6

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Heated Garage, Insulated, Additional Parking,

Oversized

# of Garages 2

#### Interior

Interior Features Bar, No Animal Home, No Smoking Home, Vinyl Windows, Separate

**Entrance** 

Appliances Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Brick Facing, Wood Burning, Family Room, Gas Starter

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Garden

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn,

Rectangular Lot, Street Lighting, Garden, Underground Sprinklers

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 21st, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Blue Sky

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