

# \$749,000 - 11036 7 Street Sw, Calgary

MLS® #A2226047

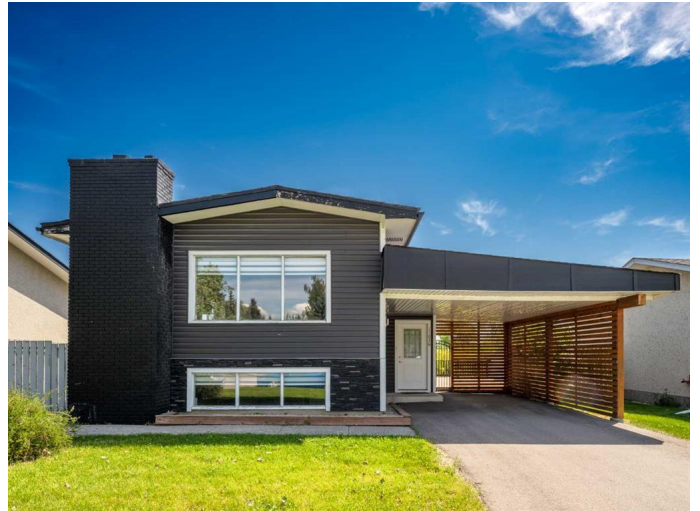
**\$749,000**

5 Bedroom, 3.00 Bathroom, 1,049 sqft

Residential on 0.14 Acres

Southwood, Calgary, Alberta

This beautifully updated home offers incredible value and flexibility, perfect for both homeowners and investors alike. Set on a quiet street with easy access to transit, schools, shopping, and parks, this property has been thoughtfully renovated from top to bottom in 2018 (including a new roof) for peace of mind and modern comfort. The main level boasts +1,000 sq ft of bright, stylish living space with laminate plank flooring, large windows that brighten the home with natural light and a cozy wood-burning fireplace that anchors the main living area. The kitchen features a large central island w/breakfast bar seating, pristine off-white cabinetry with silver hardware, dual sink with window overlooking the backyard and SS appliances including french door fridge w/bottom freezer, electric stove, OTR hood fan, built-in dishwasher & microwave, perfect for any home chef. A door leading to the side deck and into the backyard makes hosting summer BBQs a breeze. The main layout also includes three generously sized bedrooms, a full 3pc bathroom (with glass shower) and a convenient 2pc ensuite in the primary bedroom. The lower level features a fully finished basement suite (illegal) with its own separate entrance, ideal for extended family or potential rental income. This suite includes large windows, updated SS appliances (fridge, stove, OTR hood fan & microwave), private laundry (side-by-side washer & dryer), and an efficient layout for comfortable, independent living. 2 good-sized



bedrooms (one w/ walk-in closet) a shared 4pc bathroom (w/ tub/shower combo) & large rec room (customizable to your liking) nicely finish off the lower level. Outside, enjoy summer evenings on the newer patio, perfect for gatherings, while the paved carport offers stylish and functional covered parking for the winter months. With all the major updates complete, this home is move-in ready and a smart option in a location that truly delivers. Don't miss your opportunity to own this gem! Schedule your viewing today!

Built in 1969

### Essential Information

MLS® #	A2226047
Price	\$749,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,049
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	11036 7 Street Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0G7

### Amenities

Parking Spaces	2
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Parking	Attached Carport, Driveway, Off Street, Paved
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## Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	29
Zoning	R-CG

## Listing Details

Listing Office	Associates Real Estate
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