

\$669,900 - 8603 7 Street Sw, Calgary

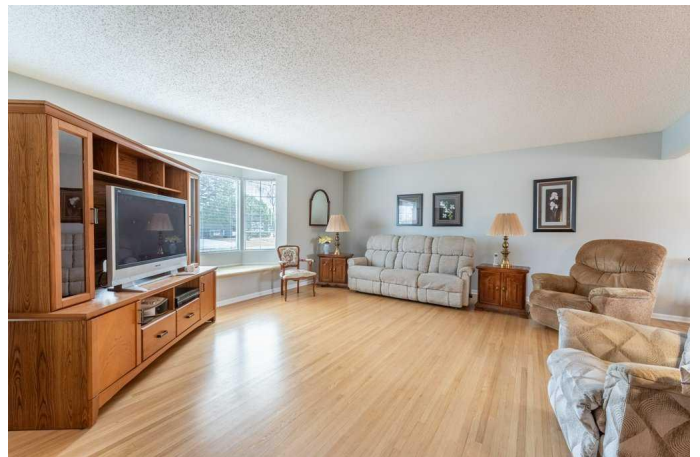
MLS® #A2200862

\$669,900

4 Bedroom, 3.00 Bathroom, 1,254 sqft
Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Your search stops here! Welcome to this incredible bungalow in the highly sought-after community of Haysboro, with an unbeatable location close to the C-train, shopping, Rockyview Hospital, schools, the Bow River Pathway system, and easy access to Calgary's major roadways. The main level features three spacious 3 bedrooms, 2 bathrooms, 1 (3pc Ensuite) and a beautifully updated kitchen with new flooring, cabinets, Quartz countertops, and a stylish tile backsplash. Just outside, the sunny and private backyard is perfect for entertaining, with a large patio, lush green grass, and plenty of space to enjoy. The front yard is equipped with underground sprinklers. The fully developed basement offers a large family room with a cozy wood-burning stove, a second bedroom/rec/games room, a full bathroom, laundry room, and ample storage. Additional updates include a newer roof (2012), 200 amp electrical panel (2024), Shingles house (2012), Garage (2015) and a newer high-efficiency furnace. (2014) The siding was replaced in 2009 with an extra layer of insulation added as well as R28 added to attic insulation. The rear yard also boasts a large double garage and a Ham radio tower, which can be a fantastic asset for the next owner. Whether you're an experienced ham radio operator or just curious to explore a new hobby, the tower is a unique addition to the property and can be left for the new owner to enjoy or removed if desired. With a blend of



modern amenities, thoughtful upgrades, and the added bonus of the Ham radio tower, this Haysboro gem offers the perfect combination of family living and inner-city convenience.

Built in 1958

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2200862 |
| Price | \$669,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,254 |
| Acres | 0.14 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8603 7 Street Sw |
| Subdivision | Haysboro |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 1G8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Washer/Dryer, Water Softener, Window Coverings |
| Heating | High Efficiency, Forced Air, Natural Gas |

| | |
|-----------------|---|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Glass Doors, Wood Burning, Free Standing, Raised Hearth |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, City Lot, Few Trees, Front Yard, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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