

\$725,000 - 7419 7 Street Sw, Calgary

MLS® #A2209256

\$725,000

5 Bedroom, 2.00 Bathroom, 1,359 sqft
Residential on 0.17 Acres

Kingsland, Calgary, Alberta

For the first time ever this incredible 60â€™ x 125â€™ lot is hitting the market offering endless possibilities for developers, investors, or families looking to plant roots in one of Calgary's most beloved communities.

Lovingly cared for since it was built in 1957, this charming four-level split sits on a mature, tree-lined street that rarely sees opportunities like this. Whether you envision restoring its classic charm or redeveloping the lot entirely, the canvas is yours to shape.

Inside, the main floor features a spacious living room and a kitchen with adjoining dining area—a perfect layout for a full renovation or to simply enjoy as-is, just as it has been for over 75 years. Upstairs offers three bedrooms and a 4-piece bathroom, full of natural light and character.

Step down to the third level and you'll find an additional bedroom, a renovated 3-piece bathroom, and a generous second living room—ideal for guests or multigenerational living. The lower basement level includes cold storage, laundry, and the potential for a recreation or games room.

Outside, the west-facing backyard is private, sun-filled, and beautifully landscaped, creating a peaceful retreat for summer evenings. The newly built oversized garage is a standout feature—perfect for car enthusiasts,



hobbyists, or extra storage.

This is more than just a property—it's a rare opportunity to invest in a premier location where homes and lots of this size rarely become available. Whether you're envisioning your dream family home or a new development project, this one is worth your attention.

Built in 1957

Essential Information

MLS® #	A2209256
Price	\$725,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,359
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	7419 7 Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V1G1

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, See Remarks
Appliances	Central Air Conditioner, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Secluded, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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