

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

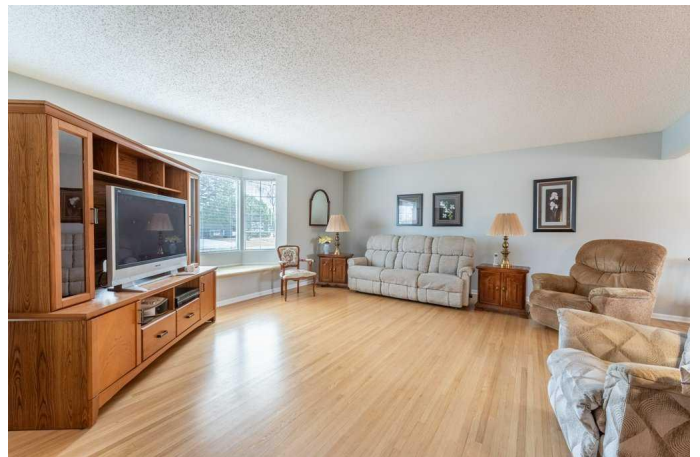
MLS® #A2200862

\$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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