

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

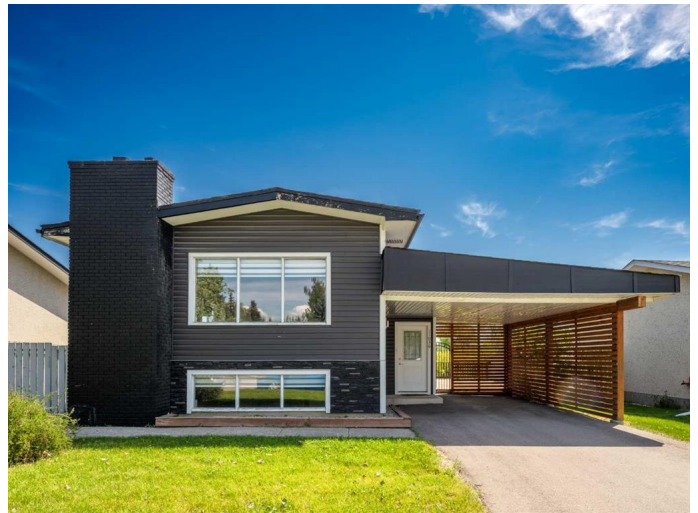
MLS® #A2226047

**\$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 |
|----------------|---|

|         |                                               |
|---------|-----------------------------------------------|
| Parking | Driveway, Off Street, Paved, Attached Carport |
|---------|-----------------------------------------------|

## 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 | 17 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Associates Real Estate |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.