

\$749,900 - 5307 7 Avenue Sw, Calgary

MLS® #A2265451

\$749,900

5 Bedroom, 2.00 Bathroom, 1,323 sqft
Residential on 0.15 Acres

Westgate, Calgary, Alberta

Discover this spacious 1,323 sq ft bungalow, perfectly situated on a quiet street in the desirable Westgate community. Boasting 5 bedrooms—3 on the main floor and 2 in the basement—this home offers ample space for families, professionals, or those seeking room to grow. The main floor features gleaming hardwood flooring throughout the living room, hallway, and three bedrooms, creating a warm and inviting atmosphere.

Significant updates enhance the home's appeal, including new acrylic stucco and windows installed approximately 11 years ago, a newer roof (about 10 years old), and a recently replaced hot water tank. The exterior shines with a new vinyl fence, enclosing a large lot with 65' of frontage (including 15' of utility right-of-way) adorned with mature apple trees, perfect for outdoor enjoyment. The oversized 26' x 24' double garage, with 9' ceilings, is insulated and heated, providing ample space for vehicles, storage, or a workshop.

The basement is a standout feature, complete with a second kitchen and two additional bedrooms, ideal for extended family, guests, or rental potential (with city approval). A large sunroom adds versatility, offering a bright space for relaxation or entertaining. While the home could benefit from some upgrading, it presents a fantastic opportunity to personalize and add value.

Nestled in the heart of Westgate, this property combines a peaceful setting with convenient



access to schools, parks, shopping, and transit. Don't miss the chance to own this well-maintained bungalow with incredible potential"schedule your viewing today!

Built in 1959

Essential Information

MLS® #	A2265451
Price	\$749,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,323
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5307 7 Avenue Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0E6

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Insulated, Additional Parking, Oversized
# of Garages	2

Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Wood Burning, Family Room, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Street Lighting, Garden, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

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.