

# 7219 Kananaskis Drive SW



Updated Bungalow in Kelvin Grove! Enjoy One Level Living with the Benefit of a Fully Finished Basement.  
Prime Location Close to Schools, Parks and Easy Access to Downtown



*Ellyn Mendham*  
ASSOCIATES 

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<b>Address</b>	<b>7219 Kananaskis Drive SW</b>			<b>Price</b>	<b>\$ 769,000</b>
<b>District</b>	<b>Kelvin Grove 115</b>				
<b>Realtor</b>	<b>Ellyn Mendham &amp; Associates</b>				
<b>Phone</b>	<b>403-259-4141</b>				
<b>Age</b>	<b>1964</b>	<b>Exterior</b>	<b>Siding / Stucco</b>	<b>RPR / Year</b>	<b>2018</b>
<b>Style</b>	<b>Bungalow</b>	<b>Heating</b>	<b>FA - 1</b>	<b>Compliance</b>	<b>April 3, 2018</b>
<b>Lot</b>	<b>65' x 100'</b>	<b>Flooring</b>	<b>Bamboo, Laminate, Tile</b>		
<b>Landscaped</b>	<b>Yes</b>	<b>Size</b>	<b>1383.22 SF + 1418.88 SF</b>	<b>Zoning</b>	<b>R - C1</b>
<b>Fenced</b>	<b>Yes - Back Yard</b>	<b>Fireplace</b>	<b>2 - LR &amp; FR (Down)</b>	<b>Taxes 2018</b>	<b>\$6,141.15</b>
<b>Living Rm</b>	<b>18'0" x 13'10"</b>	<b>Laundry</b>	<b>Main Floor</b>	<b>L. I. Levy</b>	<b>None Noted</b>
<b>Dining Rm</b>	<b>13'8" x 10'0"</b>				
<b>Kitchen</b>	<b>13'2" x 12'0"</b>			<b>Rooms</b>	<b>6 / 3</b>
				<b>Possession</b>	<b>30 Days /Neg</b>
<b>Bathrooms</b>	<b>2.5) Main: 4 pce, Master Ensuite: 3-pce, Down: Ensuite: 2-pce</b>				
<b>Bedrooms</b>	<b>Master (12'10" x 12'0"), 2<sup>nd</sup> Bdrm (14'0" x 10'4"), 3<sup>rd</sup> Bdrm (11'4" x 10'0")</b>				
<b>Parking</b>	<b>Double Attached Front Drive</b>				
<b>Basement</b>	<b>Full, Family Rm (22'0" x 15'0") Rec Rm (20'10" x 17'2") Utility Rm (29'0" x 11'2") 4<sup>th</sup> Bdrm (11'8" x 8'8")</b>				
<b>Included</b>	<b>Refrigerator, Built-in Dishwasher, Garburator, Central Vacuum System &amp; All Attachments, Washer &amp; Dryer, Freezer, Garage Door Opener &amp; One Control, All Window Coverings, Gas Stove</b>				

**UPDATED BUNGALOW IN KELVIN GROVE on a quiet street with SUNNY SOUTH YARD. Enjoy the MAPLE KITCHEN CABINETS and GRANITE COUNTERTOPS in the kitchen and BAMBOO FLOORING through out the main floor. The MAIN BATH AND ENSUITE boast GRANITE COUNTERS AND HEATED FLOORS – the main bath offers a jetted tub and the master has a big walk-in tiled shower. MAIN FLOOR LAUNDRY allows for “Single Level Living” – however, the basement is finished with a Rec Room, 4<sup>th</sup> Bedroom, and 2 Piece Bath plus plenty of storage. Double Front Drive Garage too - all on a large lot with mature trees.**

Owner E. Marshall

Listed by: RE/MAX Realty Professionals

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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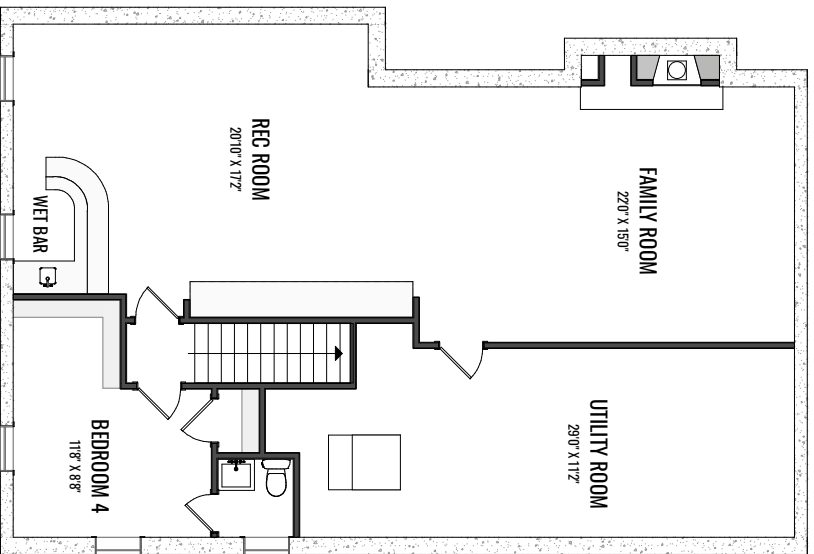
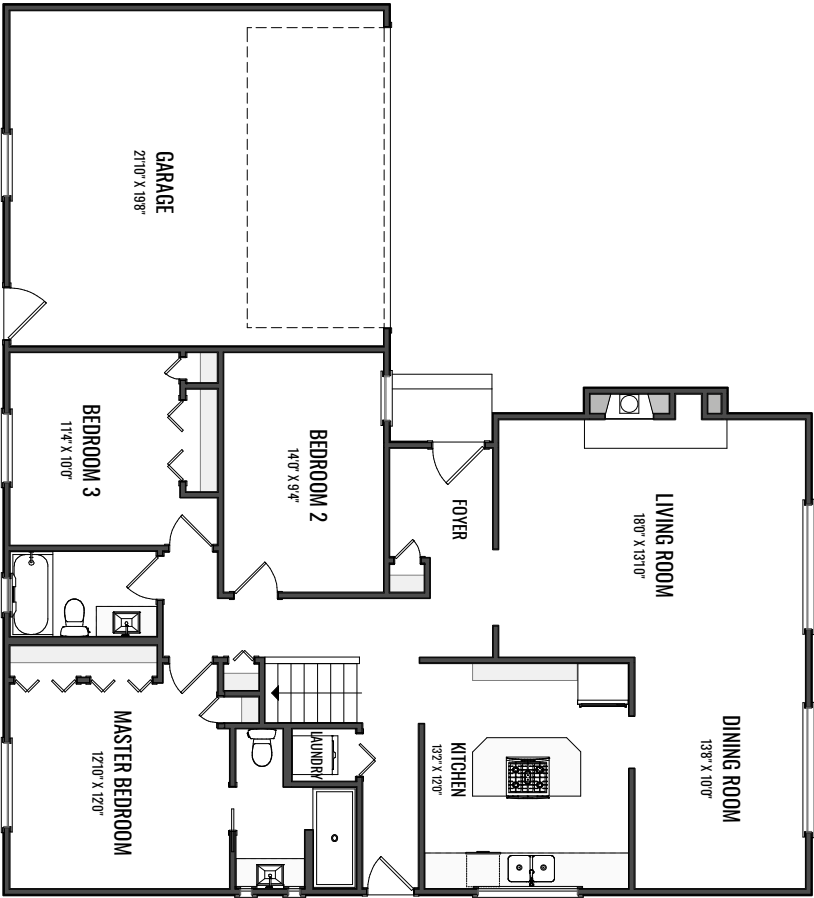
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 EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.

**7219 KANANASKIS DR**  
 MAIN - 1383.22 Sq.ft. / 128.50 m<sup>2</sup>  
 UPPER - 000.00 Sq.ft. / 00.00 m<sup>2</sup>  
 TOTAL - 1383.22 Sq.ft. / 128.50 m<sup>2</sup>  
 BASEMENT - 1418.88 Sq.ft. / 131.81 m<sup>2</sup>

**DETACHED SINGLE FAMILY**  
 \*REC'A RMS MEASUREMENTS TAKEN TO EXTERIOR FOUNDATIONS



**ELYN MENDHAM**  
 RE/MAX REALTY PROFESSIONALS