



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8223 4A Street, Calgary T2V 1A4**

MLS®#: **A2152851**

Area: **Kingsland**

Listing Date: **07/26/24**

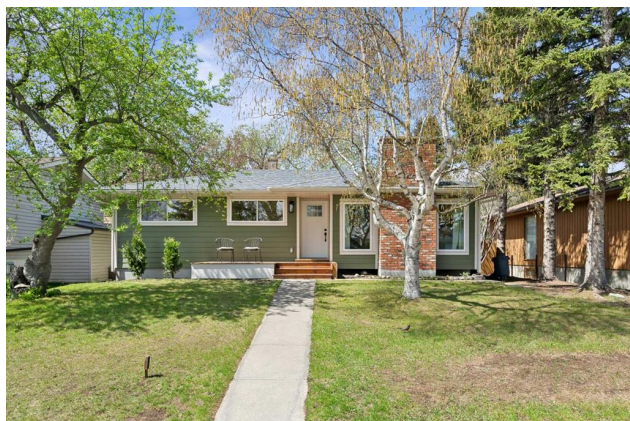
List Price: **\$859,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Lot Information

Lot Sz Ar: **561 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**52**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 12`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 14`10"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`11" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 11`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`11" x 8`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 8`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`7" x 19`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`0" x 6`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 8`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**5375HH**

Remarks

Pub Rmks: **OPEN HOUSE SAT, SEPT 14 @ 1:00PM-2:30PM | Welcome to your newly renovated oasis on a massive lot in Kingsland! LOCATION! LOCATION! LOCATION! Incredible access to get anywhere in the city! Tucked away on a quiet street, this 4-bedroom home offers tranquility and modern comfort with nearly 2000 sq ft of living space! This home boasts a thoughtfully designed floor plan. Step inside to discover an inviting open concept living space, where luxury vinyl plank flooring gleams underfoot. The kitchen is a chef's dream, boasting stainless steel LG appliances, a beautiful island with gorgeous lighting above, and stunning quartz countertops. Entertain guests in the spacious dining room, or cozy up in the living room beside the wood burning fireplace with a convenient gas log lighter. Retreat to the master bedroom, complete with a walk-in closet and a lavish 4-piece ensuite featuring a double vanity. Another bedroom on the main floor is served by a 4-piece hall bathroom, providing comfort and convenience. Downstairs, the basement offers ample space for recreation in the large rec room, along with two more bedrooms and a modern 3-piece bathroom. Laundry chores are made easy with a dedicated laundry room. Outside, the massive backyard beckons with a large tiered treated wood deck, perfect for summer barbecues and outdoor gatherings. A double detached garage provides secure parking and storage space. Don't miss this opportunity to own a beautifully renovated home in a peaceful location. Schedule your viewing today and make this Kingsland gem yours!**

Inclusions:  
Property Listed By:

**N/A**  
**Coldwell Banker Mountain Central**

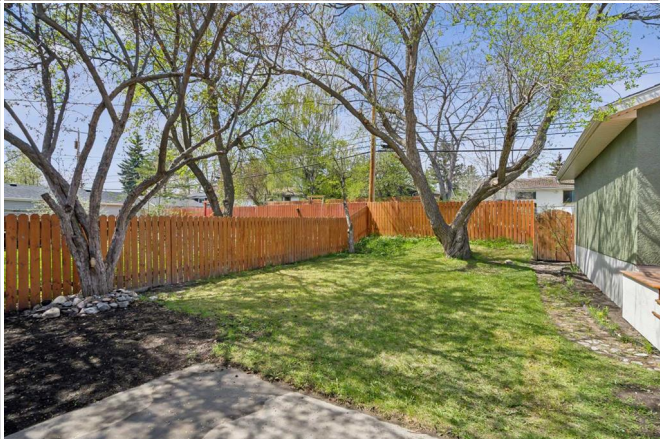
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













05.14.2024 - 8223 4A ST SW  
 MAIN 1,071.20 SQ.FT 99.51 M2  
 RMS AREA 1,071.20 SQ.FT 99.51 M2  
 BASEMENT 906.84 SQ.FT 84.25 M2  
 TOTAL 1,978.04 SQ.FT 183.76 M2

