



THE
A-TEAM

**RE/MAX
FIRST**

8211 4A Street, Calgary T2V 1A4

MLS®#: **A2163935**

Area: **Kingsland**

Listing Date: **09/12/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **6,598 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,045**

Low Sqft:

Ttl Sqft: **1,045**

DOM

7

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Attached Carport**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 18`6"	Bedroom - Primary	Main	10`1" x 14`11"
Dining Room	Main	11`7" x 6`2"	Bedroom	Main	11`6" x 13`0"
Kitchen	Main	11`6" x 10`4"	5pc Ensuite bath	Main	8`8" x 9`0"
Game Room	Lower	11`10" x 25`7"	4pc Bathroom	Main	8`1" x 4`11"
Laundry	Lower	10`10" x 7`5"	4pc Bathroom	Lower	6`11" x 5`1"
Furnace/Utility Room	Lower	11`2" x 8`8"	Bedroom	Lower	10`5" x 12`0"

Bedroom Lower 11`11" x 12`0" Legal/Tax/Financial

Title: Zoning: Fee Simple RCG
Legal Desc: 5375HH

Remarks

Pub Rmks: **Welcome to an exceptional lifestyle opportunity in the heart of Kingsland, where this exquisitely renovated open-concept Bungalow offers luxury living at its finest. Nestled on a tranquil dead-end street, this property stands out with its expansive lot, which provides ample space for your dream garage. From the moment you step inside, the modern charm of this home captures your attention. The open-concept design, highlighted by stylish Luxury Vinyl Plank flooring, creates a seamless flow from room to room. The heart of the home, the kitchen, is a culinary delight, featuring gleaming stainless-steel appliances, elegant quartz countertops, and a versatile island with an eating bar that's perfect for casual dining. The adjacent living room, bathed in natural light from a generous bay window, offers a spacious and inviting atmosphere for relaxation and socializing. The primary bedroom, complete with a luxurious five-piece ensuite. Here, you can unwind in the large glass shower and appreciate the convenience of a spacious closet equipped with built-in drawers and shelving. The main floor also includes a second bedroom and a beautifully appointed four-piece bath, providing comfort and functionality for family or guests. The lower level of this home presents exciting opportunities. With its own separate entrance, this area could possibly be transformed into a legal basement suite " Subject to the approval and permitting from the City of Calgary", perfectly aligning with the new RGC zoning regulations. This versatile space features a large recreation room, two additional bedrooms with egress windows, a full bath, a separate laundry room, and a sizable furnace room with ample storage options. Recent renovations have enhanced the home's appeal and functionality, including all-new windows, updated electrical systems, and modern plumbing. These upgrades not only ensure comfort and efficiency but also offer peace of mind for future maintenance and longevity. Location is key, and this Kingsland property excels in convenience. Enjoy a swift 13-minute commute to downtown, making your workday or city outings effortlessly accessible. The Heritage LRT station is just 5 minutes away, further simplifying your travel. Shop to your heart's content at Chinook Centre, also a mere 5-minute drive, while Heritage Park, and the Glenmore Reservoir enhance the overall quality of life with recreational and educational opportunities. Call your favorite Realtor to view this exceptional property.**

Inclusions: None
Property Listed By: CIR Realty

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









