



THE A-TEAM

RE/MAX FIRST

8232 5 Street, Calgary T2V 1C5

MLS®#: **A2164885**

Area: **Kingsland**

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

List Price: **\$829,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1957**

Finished Floor Area  
Abv Sqft: **1,004**  
Low Sqft:  
Ttl Sqft: **1,004**

Lot Information

Lot Sz Ar: **5,500 sqft**  
Lot Shape:

DOM

**7**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **City Lot**  
Park Feat: **Concrete Driveway, Garage Faces Side, Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Ceiling**  
Sewer:  
Ext Feat: **Dog Run, Garden, Lighting, Private Entrance**

Construction: **Concrete, Mixed, Post & Beam, Vinyl Siding, Wood Frame**  
Flooring: **Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked**  
Int Feat: **Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 12`5"	Eat in Kitchen	Main	14`6" x 11`6"
Bedroom - Primary	Main	12`11" x 11`6"	Bedroom	Main	9`11" x 9`0"
Bedroom	Main	12`5" x 7`11"	4pc Bathroom	Main	
3pc Ensuite bath	Main		4pc Bathroom	Basement	
Kitchen	Basement	8`2" x 12`1"	Family Room	Basement	10`4" x 26`0"
Bedroom	Basement	11`0" x 10`0"	Bedroom	Basement	11`0" x 10`2"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C1

5375HH

Remarks

Pub Rmks:

**Stunning Interior & Exterior Renovations | Permits Obtained- Passed City Inspections | Illegal Basement suite with Separate Entry | Close to 2000 sq ft of finished living space. The modern curb appeal and mature trees come together to create a welcoming first impression. Inside the quality craftsmanship and designer influences produce a casually elegant sanctuary that is beautiful yet functional. No detail was spared in this outstanding renovation with gleaming luxury waterproof vinyl plank floors, an open and airy floor plan, upscale finishes and an endless amount of natural light throughout the day while extra pot lights illuminate the evenings. Finished with high gloss PUSH AND POP kitchen cabinets, elegant quartz countertops, HIGH END SAMSUNG stainless steel appliances, designer paint and wall panel, list goes on and on. The main level holds 3 bedrooms with master having it's own ensuite, large living room, kitchen and a bathroom. FINISHED BASEMENT features an ILLEGAL SUITE WITH SEPARATE ENTRANCE that consists of a large family room, 2 bedrooms and a full bathroom. Enjoy summer BBQs on massive private backyard with newly laid sod. OVERSIZED GARAGE PLUS 3 MORE PARKING SPOTS ON THE DRIVEWAY. Enjoy walking distance to parks, excellent schools, Chinook Centre Mall, trendy eateries, and the Heritage C-train station, with the added benefit of easy access to downtown. New windows, new roof, new siding, new fence, new attic insulation, new furnace and hot water tank, new concrete driveway, list goes on and on. Don't miss the chance to make it your own piece of paradise in Kingsland!**

Inclusions:

Property Listed By:

none

Grand Realty

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













