

**8232 5 Street, Calgary T2V 1C5**

MLS®#: **A2164885**      Area: **Kingsland**      Listing **09/12/24**      List Price: **\$789,000**  
 Status: **Pending**      County: **Calgary**      Date:      Change: **-\$6k, 28-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1957**      Abv Sqft: **1,004**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,500 sqft**      Ttl Sqft: **1,004**  
 Lot Shape:

DOM

**100**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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:

**5375HH**

**R-C1**

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. This charming home features modern curb appeal enhanced by mature trees, creating a welcoming first impression. Inside, you'll find quality craftsmanship and thoughtful design that blend beauty with functionality. The outstanding renovation includes durable waterproof vinyl plank floors, an open floor plan filled with natural light, and additional pot lights for evening illumination. The kitchen boasts high-gloss PUSH AND POP cabinets, elegant quartz countertops, top-of-the-line SAMSUNG stainless steel appliances, and stylish paint and wall paneling. The main level offers three bedrooms, including a master suite with its own ensuite, a spacious living room, a kitchen, and an additional bathroom. The finished basement features an illegal suite with a separate entrance, complete with a large family room, two bedrooms, and a full bathroom. Enjoy summer barbecues in the expansive private backyard with newly laid sod. The oversized garage and three additional parking spots on the driveway add convenience. Located within walking distance to parks, excellent schools, Chinook Centre Mall, trendy eateries, and the Heritage C-train station, you'll also enjoy easy access to downtown. With new windows, roof, siding, fence, attic insulation, furnace, hot water tank, and a new concrete driveway, this home has it all. Don't miss your chance to make this your own piece of paradise in Kingsland!**

Inclusions:

**none**

Property Listed By:

**Grand Realty**

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









