



THE
A-TEAM

**RE/MAX
FIRST**

5215 8 Avenue, Calgary T3C 0H6

MLS®#: **A2166396**

Area: **Westgate**

Listing Date: **09/16/24**

List Price: **\$945,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**

Finished Floor Area

Abv Sqft: **1,149**

Low Sqft:

Ttl Sqft: **1,149**

Lot Information

Lot Sz Ar: **5,694 sqft**

Lot Shape:

DOM

3

Layout

Beds: **6 (3 3)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Paved**
Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Brick,Stucco,Vinyl Siding

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Washer**

Int Feat: **Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 19`0"
Dining Room	Main	14`11" x 11`10"
Bedroom	Main	10`4" x 15`5"
3pc Bathroom	Main	9`0" x 4`11"
Bedroom	Lower	12`2" x 10`11"
Bedroom	Lower	12`9" x 9`10"

Room	Level	Dimensions
Kitchen	Main	7`6" x 9`8"
Bedroom	Main	9`3" x 9`6"
Bedroom	Main	9`0" x 14`8"
Bedroom	Lower	10`8" x 14`4"
4pc Bathroom	Lower	7`2" x 4`11"
2pc Bathroom	Lower	3`8" x 3`1"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R1

Legal Desc:

PLAN 4994HN

Remarks

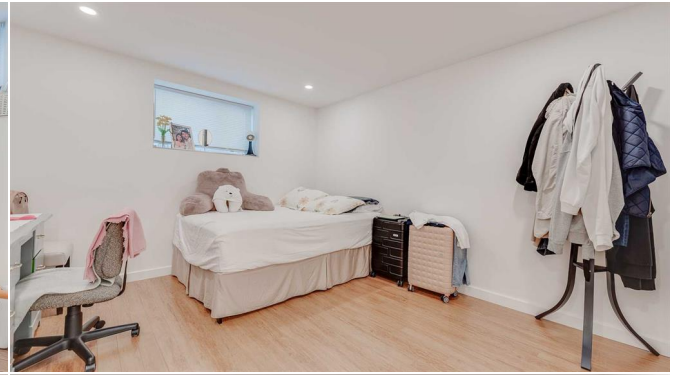
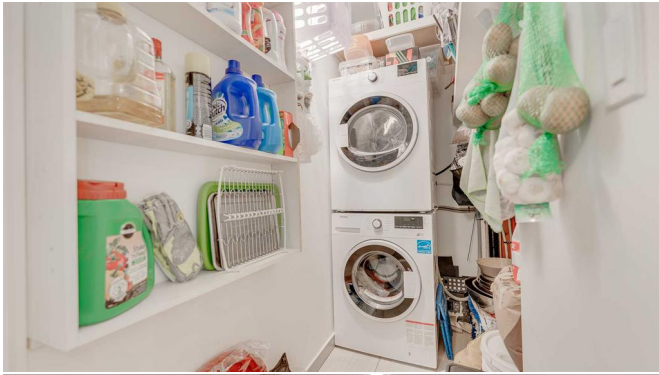
Pub Rmks: **Presenting a fantastic INCOME property located in the desirable Westgate community. This spacious single detached house features 6 bedrooms (3 upstairs and 3 downstairs) includes a LEGAL SUITE in the basement, making it an excellent option for generating rental income. WOW!!!! 4 car parking pads plus a single detached garage, did I say 4 CAR PARKING PADS in front of the house! Walking distance to schools and a community hall, a well-managed, matured property. This home is not only a great investment but also located in a sought-after neighborhood, ensuring long-term value.**

Inclusions:
Property Listed By: **N/A
MaxWell Canyon Creek**

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











5215 8 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 1041.05 sq ft
Interior Area 372.55 sq ft
Excluded Area 42.67 sq ft



PREPARED: 2024/09/15



White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5215 8 Ave SW, Calgary, AB

Main Floor Exterior Area 1149.73 sq ft
Interior Area 1065.19 sq ft



PREPARED: 2024/09/15



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