



THE A-TEAM

RE/MAX FIRST

8211 4A Street, Calgary T2V 1A4

MLS@#: A2175436 Area: Kingsland Listing: 10/25/24 List Price: \$725,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1957
Finished Floor Area
Abv Sqft: 1,045
Low Sqft:
Ttl Sqft: 1,045
Lot Sz Ar: 6,598 sqft
Lot Shape:

DOM

4
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, Game Room, Laundry, Furnace/Utility Room, Bedroom, Bedroom - Primary, etc.

Title: **Fee Simple**
 Legal Desc: **5375HH**

Zoning: **RCG**

Remarks

Pub Rmks: **Welcome to an exceptional lifestyle opportunity in the heart of Kingsland, where this exquisitely and fully 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. 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: **NA**
 Property Listed By: **CIR Realty**

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









