



4824 8 Avenue, Calgary T2A 0A9

MLS®#: **A2186096** Area: **Forest Heights** Listing Date: **01/09/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **5,575 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **947**
 Low Sqft:
 Ttl Sqft: **947**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`10" x 9`9"	Living Room	Main	13`8" x 12`10"
Kitchen	Main	15`3" x 10`0"	Pantry	Main	3`4" x 2`0"
Bedroom	Main	8`1" x 11`4"	Bedroom	Main	8`6" x 10`1"
Bedroom - Primary	Main	12`6" x 10`0"	4pc Bathroom	Main	4`11" x 10`1"
Other	Main	6`0" x 6`5"	4pc Bathroom	Basement	6`11" x 7`4"
Bedroom	Basement	8`11" x 11`9"	Bedroom	Basement	8`10" x 10`6"
Furnace/Utility Room	Basement	5`3" x 11`2"	Storage	Basement	4`9" x 3`5"

**Kitchen
Laundry**

**Basement
Basement**

**11`5" x 10`9"
3`3" x 11`0"**

Family Room

Basement

26`11" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2886JK

Remarks

Pub Rmks: **Charming 3-bedroom bungalow with an open floor plan and an oversized double detached garage. The spacious living room features a bay window, while the updated kitchen boasts quartz countertops and a stylish mosaic backsplash. The 4-pcs bathroom has also been updated. The property includes a separate entrance leading to an illegal 2-bedroom basement suite, complete with a large family room, second kitchen, shared laundry, and a 4 pcs bathroom. Enjoy a large backyard with patio doors, perfect for outdoor living. Conveniently located within walking distance to schools, playgrounds, transportation, and amenities. A fantastic turnkey opportunity for first-time homebuyers and investors. Book your showing today!**

Inclusions:
Property Listed By:

**N/A
RE/MAX Real Estate (Central)**

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









