



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5212 5 Avenue SE
Calgary, Alberta

MLS # A2252038



\$519,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: pellet stove, pool table, pergola in backyard

Open House: Sat, Sept 13, 11 am to 1 pm | Welcome to this charming home in Forest Heights - updated and ready for your family to move in and start making memories! With 5 bedrooms and 1.5 bathrooms, there's plenty of space for everyone. Updates include beautiful hardwood floors, a modernized bathroom, refinished cabinets and a corner island in the kitchen, and fresh paint throughout. With gorgeous south exposure, this home is filled with natural light, creating a warm and cheerful atmosphere. The finished basement is a retro wonderland, perfect for hosting friends, game days, or just a fun hangout for the kids. There is plenty of storage space and a newer washer/dryer set. The oversized garage isn't ideal for cars due to the low overhead doors but can be a fantastic workshop and office with a unique upper loft. The convenient location is close to major routes for easy commuting and just minutes from schools, transit, parks, recreation, and all the amenities you'll need. Whether you're looking for a great investment, a future development opportunity, or a wonderful starter home for a young family, this place has tons of potential. Come check it out — it might be just what you've been looking for!