



GRASSROOTS
REALTY GROUP

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8028 5 Street SW
Calgary, Alberta

MLS # A2264672



\$799,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot, Private, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Vinyl Windows		

Inclusions: Shed + Greenhouse

Open House Saturday October 18th 2p-4p Attention Investors! Opportunity Knocks! Welcome to 8028 5 Street SW. Located just off of Elbow Drive and near McLeod Trail, it doesn't get any more convenient than this! There are schools, shopping centers, transit and essentially anything a person could need mere moments away. This charming bungalow featuring over 1000 sq feet of living space is situated on a large pie lot and features alley access and a double detached garage. There is plenty of room in the yard alongside the sizeable shed and greenhouse for entertaining, gardening and more. Inside the home there is a spacious living and dining area with a fireplace and plenty of natural light, a functional kitchen with granite countertops and stylish stainless steel appliances. Also on the main floor there are 3 good sized bedrooms and a full bathroom. Currently, the washer and dryer are conveniently located in one of the main floor bedrooms for no-stair access. These can easily be relocated into the original location in the basement if preferred. The basement includes a large entertaining space, storage, a cold room and a non-egress room with a closet and door, which could be utilized as an office or workout room. Some other features and upgrades include a separate entrance, newer windows and window coverings, newer washer/dryer, newer shingles. This versatile property will appeal to investors, developers and families alike. The possibilities here are endless! Book your showing today.