



GRASSROOTS
REALTY GROUP

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8015 4A Street SW
Calgary, Alberta

MLS # A2267667



\$599,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas Connected, Garbage C
Features:	Ceiling Fan(s), See Remarks, Skylight(s)		

Inclusions: none

Welcome to Kingsland. This bungalow is located on a quiet street and short walk to C-Train station. This unique open concept floor plan has the kitchen over looking the front yard. 3 bedrms up with 2 baths. Master bedrm has walkin closet, 3 pc bath and large window to backyard. Newer hardwood floors throughout main floor. The large living room with gas fireplace, looks to a sunny west Fenced backyard and concrete patio. The basement is almost completely developed with huge family room with builtin cabinets and gas fireplace. There is a separate laundry room, the large lower bedroom has a huge egress window, walkin closet. Both the 2 pc bath and bedm are partially complete. New shingles and 4 basement windows were replaced in 2019. Fridge, cooktop, Moffat washer dryer and front concrete walk all done in 2021. Newer lennox high efficiency furnace 2023 and newer water tank. All update years are as per sellers statements. This home is tenant occupied and vacant on Dec 31. This is a great neighborhood close to the hockey rink and community center, a must to see.