



**8248 5 Street SW
Calgary, Alberta**

MLS # A2280550



\$774,900

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Masonite, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement suite appliances - refrigerator, stove, hood fan, dishwasher, washer/dryer

Located on a large corner lot in the established community of Kingsland, this bungalow offers space, flexibility, and a layout that works for a variety of living situations. The main floor features exposed brick accents and thoughtful updates throughout. Upstairs you'll find a generous primary bedroom with its own ensuite, plus a convenient half bath connected to the main living space. An office/den and dedicated laundry room/mudroom on the main floor adds practical day-to-day function. The basement includes an illegal suite with two bedrooms, one full bathroom, a full kitchen, and separate laundry. Well suited for extended family or additional income potential. Outside, the 24' x 24' detached double garage provides ample parking and storage. The corner lot offers extra outdoor space, and the location puts you close to transit, shopping, schools, and major routes. A solid property in a well-connected neighbourhood.