



**8248 5 Street SW  
Calgary, Alberta**

**MLS # A2280550**

**\$799,900**



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