



**GRASSROOTS**  
REALTY GROUP

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

**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		

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