



5224 5 Avenue SE  
Calgary, Alberta

MLS # A2280913



**\$555,000**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to 5224 5 Avenue SE, a well-maintained bungalow set on a 5,000 sq. ft. lot in the established inner-city community of Forest Heights. This home features hardwood floors + new floor tiles, bright living spaces with large windows, new stainless steel kitchen appliances, and a newer washer and dryer. Major updates include a new roof on both the house and garage, an updated furnace and hot water tank, 100-amp electrical service, and new garage doors and motor for the oversized detached shop-style garage, which also includes its own furnace&mdash;ideal for year-round workshop or hobby use. The fully developed lower level includes a second kitchen in the basement, offering excellent flexibility for everyday living or entertaining. The property has been carefully maintained as a non-smoking, no-pet home and is located on a quiet, mature street with strong pride of ownership, minutes from downtown Calgary, parks, schools, transit, major routes, and the Bow River pathway system.