



**8207 5 Street SW
Calgary, Alberta**

MLS # A2138935



\$789,900

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, F		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wet Bar		

Inclusions: NA

!!!ATTENTION!!! HOME OWNERS & INVESTORS!!! For HOME OWNERS: Discover this beautifully maintained bungalow situated in a QUIET and SAFE neighborhood, just moments from Calgary Central. This home offers the perfect blend of comfort and convenience with its flexible living arrangements. The main floor boasts 3 bedrooms and 1 full bath, while the basement features a SEPARATE ENTRANCE, a HUGE rec room, a wet bar, an additional bedroom, and a full bath, with a generous Mud Room/Laundry Room/Storage Area shared in between, making it ideal for a large family or a "LIVE UP, RENT DOWN" setup. Enjoy spacious living and dining areas, complemented by a gourmet kitchen equipped with a GAS RANGE and STAINLESS STEEL APPLIANCES. HARDWOOD flooring runs throughout the main floor, while the bathroom features luxurious IN-FLOOR HEATED tile. Even the mud room/laundry room is heated, ensuring ultimate comfort no matter which door you enter. The basement is perfect for family gatherings or can easily be transformed into a RENTAL SPACE to help with your mortgage. This home has been EXTENSIVELY RENOVATED BETWEEN 2010 AND 2016 (with permits) by the previous owner, including new plumbing, 80% new electrical, shingles (2011), vinyl windows, a hot water tank (2013), a new fence, roughed-in CAT 6 wiring, and energy-efficient LED lighting in the basement. Enjoy the comfort of CENTRAL A/C in the summer and the convenience of an IRRIGATION system for the FULLY LANDSCAPED Large Front and Back yard. Access the handyman's DREAM GARAGE (25x27 with a 9' door) through a PAVED ALLEY, with NO DIRECT NEIGHBOR facing the garage entrance—just a beautiful PARK & PLAYGROUND! Within a 5-minute drive or a 20-minute walk, you'll find three reputable CBE

schools (covering the entire K to 12 range), including HENRY WISE WOOD High School. ROCKYVIEW Hospital, CHINOOK CENTRE, GLENMORE RESERVOIR & HERITAGE PARK are only a 7-minute drive away, and HERITAGE LRT Station is a mere 10-minute walk. For INVESTORS: This 6426 SQFT, RECTANGULAR LOT is part of the soon-to-be RCG rezoning in Calgary, offering IMMENSE POTENTIAL!!! With dimensions of 64 x 100, this PRIME LOCATION near the City Center, numerous AMENITIES, arterial TRANSPORTATION, schools, and more presents a fantastic INVESTMENT OPPORTUNITY. The possibilities are ENDLESS! Don't miss out on this incredible opportunity to OWN or INVEST in a property that offers so much potential and convenience! Book your showing TODAY before it is gone!