



**8232 5 Street SW
Calgary, Alberta**

MLS # A2164885



\$795,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1957 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Faces Side, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Ceiling	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Mixed, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	none		

Stunning Interior & Exterior Renovations | Permits Obtained- Passed City Inspections | Illegal Basement suite with Separate Entry | Close to 2000 sq ft of finished living space. This charming home features modern curb appeal enhanced by mature trees, creating a welcoming first impression. Inside, you'll find quality craftsmanship and thoughtful design that blend beauty with functionality. The outstanding renovation includes durable waterproof vinyl plank floors, an open floor plan filled with natural light, and additional pot lights for evening illumination. The kitchen boasts high-gloss PUSH AND POP cabinets, elegant quartz countertops, top-of-the-line SAMSUNG stainless steel appliances, and stylish paint and wall paneling. The main level offers three bedrooms, including a master suite with its own ensuite, a spacious living room, a kitchen, and an additional bathroom. The finished basement features an illegal suite with a separate entrance, complete with a large family room, two bedrooms, and a full bathroom. Enjoy summer barbecues in the expansive private backyard with newly laid sod. The oversized garage and three additional parking spots on the driveway add convenience. Located within walking distance to parks, excellent schools, Chinook Centre Mall, trendy eateries, and the Heritage C-train station, you'll also enjoy easy access to downtown. With new windows, roof, siding, fence, attic insulation, furnace, hot water tank, and a new concrete driveway, this home has it all. Don't miss your chance to make this your own piece of paradise in Kingsland!