



**GRASSROOTS**  
REALTY GROUP

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4824 8 Avenue SE  
Calgary, Alberta

MLS # A2207434



**\$554,999**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Charming 3+2 -bedroom bungalow with an illegal basement suite, open floor plan and an oversized double detached garage. This home has been totally renovated few years ago with new vinyl windows, New Vinyl Plank flooring throughout, New shingles (roof) and new kitchens cabinets and quartz counterops & stylish mosaic backsplash on both kitchens. The 4-pcs bathroom has also been updated. The property includes a separate entrance leading to an illegal 2-bedroom basement suite, complete with a large family room, second kitchen, shared laundry, and a 4 pcs bathroom. Enjoy a large maintenance free backyard , Conveniently located within walking distance to schools, playgrounds, shopping, transportation, and across from Calgary public Library,. A fantastic turnkey opportunity for first-time homebuyers and investors. Book your showing today!