



GRASSROOTS
REALTY GROUP

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

5236 5 Avenue SE
Calgary, Alberta

MLS # A2208840



\$559,999

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,097 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

PRICED TO SELL Explore this delightful detached bungalow, perfectly situated on a spacious corner lot in a highly sought-after neighborhood. Inside, you'll find an open-concept layout, bathed in natural light that effortlessly connects the dining, living, and kitchen areas. The main floor features modern updates, including brand new window coverings installed in 2024 and elegant kitchen cabinetry. There are three generously sized bedrooms and a full bathroom on this level. The expansive basement offers a huge area with an inviting 'illegal suite' that includes two additional bedrooms and a flexible den. Enjoy the convenience of a large double detached garage, while the vast fenced backyard provides ample space for RV parking. The home also boasts a brand new water tank, installed in 2024. This walkable neighborhood is just minutes from schools, public transportation, and shopping. Don't miss out—book your viewing today and make this your new home.