

\$585,000 - 4308a 8 Avenue Sw, Calgary

MLS® #A2089652

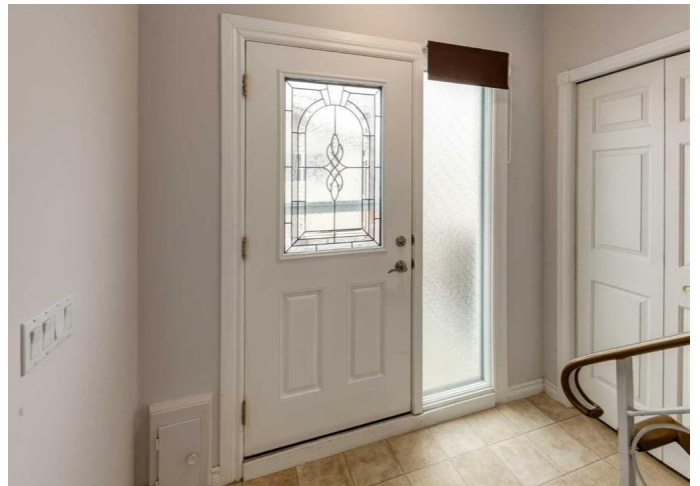
\$585,000

4 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.08 Acres

Rosscarrock, Calgary, Alberta

A rare find in Rosscarrock! This bi-level style semi-attached home has big spaces and offers options for an extended family with a summer kitchen in the basement or you could develop a secondary suite (subject to City of Calgary permitting and guidelines) Both levels of this property have large windows with natural light from East, West and South exposures. The main floor features a newer oak kitchen and white appliances. Patio doors lead to the East facing balcony with new dura deck. Large and open, the living room and dining room are wonderful spaces for hosting. The primary bedroom easily holds a King size bed and there is a walk in closet and two piece ensuite. Two more good sized bedrooms are located on this floor. Main floor updated three piece bath has a glass enclosed walk in shower and newer vanity. You could easily add a stacking washer/dryer to this bathroom and still have room for storage. You will appreciate the large spaces and natural light on the lower level. The living area on the lower level is substantial with family and games room, summer kitchen, bedroom, office and updated three piece bath. There is direct access to the attached single garage. The fully equipped summer kitchen is generously sized with lots of built in cabinets. The laundry room with full size washer and dryer is also located on this level. This property has been well maintained over the years. Updates include new laminate flooring on the main floor, new shingles (2020) hot



water tank(2019). The entire home was just painted. Gardeners will delight in the many shrubs and perennials . The back yard has a lovely NW facing patio and deck with low maintenance artificial grass and a storage shed. The yard backs onto a small green space. Walking distance to St Michaels, Vincent Massey, the LRT and all amenities on 17 Avenue this is a truly excellent inner city location. A well loved property of this size is a rare find and will not last!

Built in 1975

Essential Information

MLS® #	A2089652
Price	\$585,000
Sold Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.08
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4308a 8 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0G7

Amenities

Parking Spaces	2
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Parking	Single Garage Attached
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 6th, 2023
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE MISSION REAL ESTATE
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