

\$749,900 - 1048 5 Avenue Ne, Calgary

MLS® #A2122128

\$749,900

5 Bedroom, 3.00 Bathroom, 1,398 sqft
Residential on 0.08 Acres

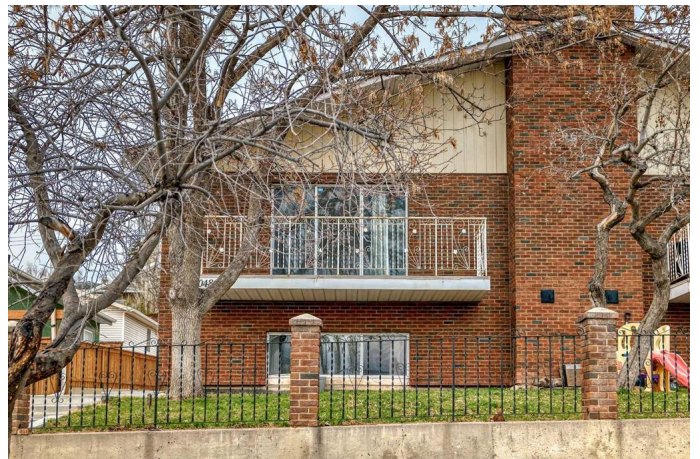
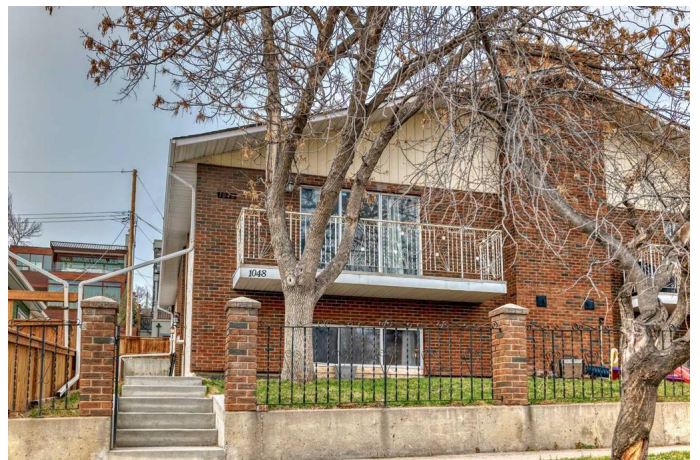
Bridgeland/Riverside, Calgary, Alberta

Welcome to 1048 5 Ave NE, where urban living seamlessly blends with investment potential in the sought-after Bridgeland neighbourhood. This exceptional duplex boasts awe-inspiring downtown skyline views from both levels, offering a captivating backdrop to everyday life.

Step inside to the upper level and discover a spacious layout featuring 3 bedrooms and 1.5 bathrooms, ideal for a growing family or anyone desiring abundant space. Below, the recently renovated illegal suite boasts 2 large bedrooms and 1 bathroom, promising enhanced comfort and appeal. With separate furnaces for each level and 2 inviting fireplaces, year-round coziness is guaranteed.

This property presents an outstanding investment opportunity, whether you're an astute investor seeking rental income or a family seeking downtown proximity without sacrificing space. With over 2,600 SqFt of finished living space, this duplex offers generous living and kitchen areas, epitomizing versatility and functionality uncommon for its age.

Parking is effortless with designated spots out back and additional street parking available. Moreover, Bridgeland's vibrant ambiance and evolving landscape make it a desirable destination for residents of all ages, from young professionals to growing families and



retirees.

Seize the opportunity to own a slice of Bridgeland's promising future. Schedule a viewing today and unlock the boundless possibilities awaiting you at 1048 5 Ave NE.

Built in 1978

Essential Information

MLS® #	A2122128
Price	\$749,900
Sold Price	\$700,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1048 5 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0L4

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	No Smoking Home
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Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 10th, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Purpose Realty
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