

\$575,000 - 5208 8 Avenue Se, Calgary

MLS® #A2140475

\$575,000

3 Bedroom, 2.00 Bathroom, 1,111 sqft
Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

This well-maintained and partially upgraded bungalow with over 2000 sq. ft of developed space has much to offer in a great location. Great for first-time buyers or an investor, with an oversized double-detached garage, large lot and separate entrance at the back. As you enter the home, you'll immediately notice the open-design concept. The kitchen with enough space for a breakfast table is a dream and the adjacent dining and living room spaces with beautiful laminate flooring are perfect for family gatherings or entertaining. This thoughtfully planned property has 3 well-sized bedrooms on the main level, including the primary with an ensuite bathroom. The main level bathroom has been renovated with a modern look. The lower level has one large room, which can be converted to a bedroom, and an impressively large bonus space ready for a kid's play zone, games area or theatre room. Finishing off the lower level there is a laundry room and a large exercise room ready for your equipment and customization. The large backyard has ample space to host family BBQs and let the kids play and is equipped with a fantastic extra large double-detached garage. Additional features of the home include a New Hot Water Tank (2020), Furnace & Air Conditioning (2019), Roof & Eaves of the home (2022), All exterior doors (2022), All windows that open on the main level (2021), Garage Door (2023), All Flooring (2023), and Washer & Dryer (2020). Conveniently located near several



schools, a fitness centre, multiple parks, transit, and a ton of shopping, with quick and easy commutes to downtown and the newly completed Stoney Trail this property has a lot to offer. Make affordable detached home living with convenient proximity to amenities yours today!

Built in 1967

Essential Information

MLS® #	A2140475
Price	\$575,000
Sold Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5208 8 Avenue Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A0B1

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Soaking Tub
Appliances	Central Air Conditioner, Dryer, Electric Range, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 11th, 2024
Days on Market	21
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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