

\$799,000 - 8247 4a Street Sw, Calgary

MLS® #A2152508

\$799,000

4 Bedroom, 4.00 Bathroom, 2,160 sqft

Residential on 0.17 Acres

Kingsland, Calgary, Alberta

Welcome to one of the largest properties in the neighbourhood. This home is full of natural light and is sure to impress with four bedrooms, including a beautiful and private primary suite, four bathrooms and a huge backyard on a pie shaped lot with a lovely patio, separate workshop, and double attached garage.

Enter the bright foyer of this exceptional originally "Keith Built"™ home with a large expansion. In the great room you'll find a gas fireplace, floor-to-ceiling windows, skylights and double sliding doors to the lovely paved patio and large west facing backyard, backing on to a lane.

The main floor boasts well-maintained, original hardwood flooring, three spacious bedrooms and a fully renovated full bathroom and half bathroom. The modern kitchen is well equipped with a downdraft range, breakfast nook and sit up bar. The dining room openly connects to the great room making it perfect for entertaining and family connection. Upstairs you'll find the dreamy second floor master bedroom with a large ensuite including skylight, separate shower + soaker tub and another light-filled bonus room.

Outside is a huge, private backyard oasis with beautiful mature trees, a large open grassy area and a paved patio. The original, well maintained, single garage fits perfectly into the



outdoor scene and can be used as a studio or workshop (has electrical and a functioning metal door). The back fence has a large access door for potential RV parking.

Downstairs in the partially finished basement youâ€™ll find a large rumpus room (previously used as a fifth bedroom, not egress) and three-piece bathroom along with a huge laundry room and utility area. Separate furnace for the addition to the home is new (2021) and located sub-floor in attached garage. Full asphalt roof, including on detached garage replaced in 2008.

Located at the end of a quite â€˜no exitâ€™ street, this home is spacious and uniquely functional to accommodate growing families, multi-generation or aging-in-place. Close to all amenities, bordering Heritage Drive with Elbow Drive and Macleod Trail close by. There are three schools nearby (K to 12) including Henry Wisewood Highschool. Walkable to Heritage C-Train station. Glenmore Reservoir, Heritage Park, Rockyview Hospital and Chinook Centre are a short drive away. Kingsland has been identified by The City of Calgary for R-CG zoning, which could increase the investment potential of a lot this size.

Built in 1958

Essential Information

MLS® #	A2152508
Price	\$799,000
Sold Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.17

Year Built	1958
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	8247 4a Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1A4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	September 6th, 2024
Days on Market	43
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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