

\$700,000 - 8203 5 Street Sw, Calgary

MLS® #A2171959

\$700,000

5 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0.16 Acres

Kingsland, Calgary, Alberta

| Endless possibilities for developers, investors or families being a 70' x 100' CORNER LOT & backing a park! | Welcome to this charming bungalow sitting on a sought-after quiet street in Kingsland Southwest!!! Offering over 2200sq ft of fully developed living space and situated on a spacious R-CG zoned corner lot this property is move-in ready OR ready for the vision to build that dream family home OR lends itself beautifully to developers OR a secondary suite option that would be subject to approval and permitting by the city/municipality. The attached single garage and oversized detached single garage provide convenience and endless possibilities to anyone with a vision - to become extra square footage on the main level or even separate suited garages (subject to approval and permitting by the city/municipality or course) ! Backing onto a park, you will enjoy the added privacy of having only one direct neighbour & an abundance of extra manoeuvring space with the wide alley access.

This home has been lovingly maintained showcasing original hardwood floors, a new hot water tank & 2 updated bathrooms! The 1300sq.ft main floor hosts 4 bedrooms, a bathroom, fantastic living space & big bright windows throughout! The lower level has an abundance of storage space and 2 additional bedroom spaces, a laundry room and additional open-concept living! There is plenty of room for family or guests when capitalizing on "the perfect family home" option! Take a



peek at the floor plan & igitide and book your private 30 minute showing immediately!

Built in 1958

Essential Information

MLS® #	A2171959
Price	\$700,000
Sold Price	\$770,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8203 5 Street Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1C6

Amenities

Parking Spaces	4
Parking	Single Garage Attached, Single Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Softener
Heating	Baseboard
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Backs on to Park/Green Space, Landscaped
Roof Asphalt Shingle
Construction Aluminum Siding
Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2024
Date Sold October 17th, 2024
Days on Market 7
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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