



GRASSROOTS

REALTY GROUP

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**5207 5 Avenue SE
Calgary, Alberta**

MLS # A2308700



\$555,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,090 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Reverse Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Offering a perfect blend of thoughtful renovations, functional space, and outdoor versatility, this four bedroom home is move-in ready and sure to impress. Welcome to 5207 5th Ave SE, a beautifully updated four level split, ideally situated on a large lot in the established community of Forest Heights. Step inside to discover a bright and inviting main floor featuring hardwood flooring, a fully renovated kitchen designed with both style and practicality in mind. The custom cabinetry, leathered granite countertops, induction range/stainless steel appliances, tile flooring and carefully selected lighting create a warm, modern aesthetic that flows seamlessly into the dining and living areas, perfect for both everyday living and entertaining. The upper level continues the high standard of finish, offering two well sized bedrooms, including a spacious primary retreat complete with a walk-in closet, sliding barn doors, and additional wardrobe storage. The renovated bathroom showcases clean tile work and neutral tones that carry throughout the home. On the lower level, you'll find a generous family room highlighted by a stunning stone faced wood burning fireplace with a gas starter, creating a cozy focal point for relaxing evenings. Built-in storage and a convenient wet bar add both function and charm to this versatile space. The developed basement level provides two additional bedrooms, den space, a full bathroom, and a laundry area ideal for growing families, guests, or flexible living arrangements. Outside, the property continues to shine. The oversized detached garage offers ample space for vehicles, a shop, and storage, while the recently poured concrete pad provides excellent additional parking or room for RV storage. A large deck completes the backyard, offering the perfect setting for summer gatherings and outdoor enjoyment. Located close to schools, parks,

shopping, and major routes, this is an exceptional opportunity to own a stylish, well maintained home in a convenient southeast location.