



**8028 5 Street SW
Calgary, Alberta**

MLS # A2317563



\$649,900

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Your opportunity for a bungalow on a pie-shaped lot at a great price! The south end of 5th Street is a no-through street, providing a quiet backdrop for inner Calgary living. The extra-wide rear of the lot means there is space for a double garage plus a huge garden, RV parking, greenhouse, trampoline - let your imagination run wild! The oversized covered deck means you can comfortably enjoy the outdoors in rain or shine and the raspberry bushes are ready for your enjoyment this summer :) This bungalow features newer windows, roof, siding and kitchen updates including appliances, granite counters and backsplash. Hardwood floors freshly refinished! The kitchen can accommodate a small island or table and has a patio door right to the back deck. Large dining and living area includes a cozy gas fireplace. Three bedrooms up including one that has been converted to a laundry room - this gives the flexibility for same-level laundry or you could easily move it back to the basement hookups. You could also add a secondary suite in the lower level (subject to City of Calgary approvals) with the separate back entrance. The lower level has a huge rec room, 4th bedroom and full bathroom, plus plenty of storage. Kingsland is a centrally situated community with easy access in any direction due to the proximity of Macleod Tr, Elbow Dr, Glenmore Tr and Heritage Dr. There are schools of all levels (Chinook Park Elementary, Woodman Jr High and Wise Wood High) and plenty of amenities nearby. The Glenmore Reservoir is just 5 minutes away, providing an incredible escape to go walking or cycling and enjoy nature.