

**8011 5 Street SW**  
**Calgary, Alberta**

**MLS # A2288226**



**\$650,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Garden, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, Natural Woodwork, No Smoking Home, Storage, Wet Bar		

**Inclusions:** Humidifer, sold in as is condition (as it isn't working), all garage shelving, freezer (utility room), fridge (basement bar), white cabinet in shed, shed, window coverings and drapes

Welcome to this exceptional 6,500 sq. ft. corner lot home, proudly cared for by it&rsquo;s original owners. Offering 3 bedrooms and 2 full bathrooms, with endless potential to bring your own design vision to life. Meticulously maintained over the years, this home reflects true pride of ownership. Beneath the carpet lies hardwood flooring- a compromise between comfort and classic style (you can guess who won that debate!). The west-facing backyard is a summer dream, ideal for enjoying evening sunshine, nurturing fruit trees, or expanding the existing garden. The yard features two separate decks, creating ideal outdoor spaces for everyone- whether you prefer soaking up the sun or relaxing in the cooler shade of the north-facing deck. The oversized single garage provides flexibility, comfortably park your vehicle, or take advantage of the extra storage space. Downstairs, the basement features a cozy gas fireplace and wet bar, with the opportunity to add a 4th and 5th bedroom by installing two egress windows. With the water and utility room perfectly positioned, buyers may consider working with the city toward permits for a potential suite. The roof, eavestroughs and downspouts were replaced in 2021. Located in the highly desirable community of Kingsland, you&rsquo;re just 12 minutes to downtown and minutes from Chinook Centre, Glenmore Trail, Macleod Trail, and the beautiful Glenmore Reservoir &mdash; plus countless restaurants, grocery stores, and coffee shops. Unbeatable convenience paired with the peace and privacy of a quiet street.