

5215 8 Avenue SW
Calgary, Alberta

MLS # A2166396



\$945,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1960 (64 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Paved		

Heating: Forced Air

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

LLD: -

Exterior: Brick, Stucco, Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Separate Entrance

Inclusions: N/A

Presenting a fantastic INCOME property located in the desirable Westgate community. This spacious single detached house features 6 bedrooms (3 upstairs and 3 downstairs) includes a LEGAL SUITE in the basement, making it an excellent option for generating rental income. WOW!!!! 4 car parking pads plus a single detached garage, did I say 4 CAR PARKING PADS in front of the house! Walking distance to schools and a community hall, a well-managed, matured property. This home is not only a great investment but also located in a sought-after neighborhood, ensuring long-term value.