

# \$699,900 - 8228 5 Street Sw, Calgary

MLS® #A2238761

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.13 Acres

Kingsland, Calgary, Alberta

Welcome to this charming and move-in ready stunning bungalow in the heart of Kingsland - a highly sought-after, family-friendly community known for its central location and excellent amenities. Featuring BRAND NEW RENOVATIONS throughout.

Inside this cozy 3 bedroom and 1.5 bath you'll find a gorgeous modern gourmet kitchen, with a fabulous oversized centerpiece island, sparkling quartz countertops, an abundance of BRAND NEW cabinetry with pleasing see-through shelving with under lighting and BRAND-NEW STAINLESS-STEEL appliances.

The HUGE, bright living room window is sure to please, as is the brand-new German plank water resistant flooring, new windows and designer lighting throughout, new baseboards, trims, plugs, light switches, and interior doors. The fabulous BRAND-NEW main floor bathroom is highlighted with lovely finishes including baseboards and pull-down blinds, both entirely MOLD and MILDEW resistant.

As you make your way downstairs to the fabulous lower level, you'll notice the original milk chute next to the back door. The open layout of the lower level makes for an ideal family room, complete with dimmer LED lights, BRAND NEW 3 pc bathroom with shelving and storage. You'll love the newly built laundry space with its BRAND-NEW washer and dryer,



HIGH EFFICIENCY furnace and new water tank. Your outdoor paradise includes a large treed backyard with 6.6' privacy fencing, a beautiful concrete walkway, pleasing patio area, storage shed and plenty of room for your green thumb design. A paved laneway leads to the single detached garage.

Perfectly located on a quiet street near schools, parks, shopping, and just minutes from Heritage LRT station, Rockview Hospital, Glenmore Reservoir, and major commuter routes, this home offers exceptional value in one of Calgary's most accessible and established neighborhood. This home combines modern upgrades with timeless charm. A rare find in such great condition—don't miss your chance to make it yours!

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238761    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,038       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8228 5 Street Sw |
| Subdivision | Kingsland        |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2V 1C5 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer                       |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Exterior Entry, Full, Partially Finished                                                                    |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                                                                 |
| Lot Description   | Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Level, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Metal Siding, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 23             |
| Zoning         | R-C1           |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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