

# \$559,999 - 5236 5 Avenue Se, Calgary

MLS® #A2208840

**\$559,999**

5 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.11 Acres

Forest Heights, Calgary, Alberta

**\*PRICED TO SELL\*** Explore this delightful detached bungalow, perfectly situated on a spacious corner lot in a highly sought-after neighborhood. Inside, you'll find an open-concept layout, bathed in natural light that effortlessly connects the dining, living, and kitchen areas. The main floor features modern updates, including brand new window coverings installed in 2024 and elegant kitchen cabinetry. There are three generously sized bedrooms and a full bathroom on this level. The expansive basement offers a huge area with an inviting 'illegal suite' that includes two additional bedrooms and a flexible den. Enjoy the convenience of a large double detached garage, while the vast fenced backyard provides ample space for RV parking. The home also boasts a brand new water tank, installed in 2024. This walkable neighborhood is just minutes from schools, public transportation, and shopping. Don't miss out—book your viewing today and make this your new home.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2208840  |
| Price      | \$559,999 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,097       |
| Acres          | 0.11        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5236 5 Avenue Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 4Y9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Rain Gutters                       |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting, Irregular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Metal Siding, Stone, Stucco                                           |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 26              |
| Zoning         | R-C1            |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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