



## 4824 8 Avenue Calgary Alberta

\$569,900

Price improvement ! Charming 3+2 -bedroom bungalow with an open floor plan and an oversized double detached garage. This home has been totally renovated few years ago with new vinyl windows, New Vinyl Plank flooring throughout, New shingles (roof) and new kitchens cabinets and quartz counterops & stylish mosaic backsplash on both kitchens. The 4-pcs bathroom has also been updated. The property includes a separate entrance leading to an illegal 2-bedroom basement suite, complete with a large family room, second kitchen, shared laundry, and a 4 pcs bathroom. Enjoy a large maintenance free backyard , Conveniently located within walking distance to schools, playgrounds, shopping, transportation, and across from Calgary public Library,. A fantastic turnkey opportunity for first-time homebuyers and investors. Book your showing today! (id:6769)

4pc Bathroom 6.92 Ft x 7.33 Ft  
Bedroom 8.92 Ft x 11.75 Ft  
Bedroom 8.83 Ft x 10.50 Ft  
Furnace 5.25 Ft x 11.17 Ft  
Storage 4.75 Ft x 3.42 Ft  
Kitchen 11.42 Ft x 10.75 Ft  
Family room 26.92 Ft x 10.75 Ft  
Laundry room 3.25 Ft x 11.00 Ft  
Other 3.83 Ft x 9.75 Ft

Living room 13.67 Ft x 12.83 Ft  
Kitchen 15.25 Ft x 10.00 Ft  
Pantry 3.33 Ft x 2.00 Ft  
Bedroom 8.08 Ft x 11.33 Ft  
Bedroom 8.50 Ft x 10.08 Ft  
Primary Bedroom 12.50 Ft x 10.00 Ft  
4pc Bathroom 4.92 Ft x 10.08 Ft  
Other 6.00 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://richardchau.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)