



## 5215 8 Avenue Calgary Alberta

\$945,000

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. (id:6769)

Bedroom 10.67 Ft x 14.33 Ft

Bedroom 12.17 Ft x 10.92 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 12.75 Ft x 9.83 Ft

2pc Bathroom 3.67 Ft x 3.08 Ft

Living room 12.08 Ft x 19.00 Ft

Kitchen 7.50 Ft x 9.67 Ft

Dining room 14.92 Ft x 11.83 Ft

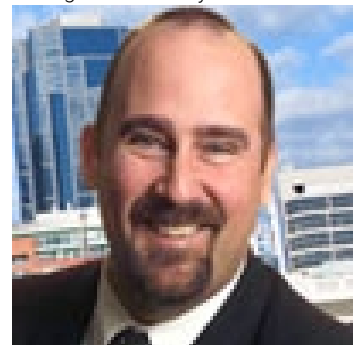
Bedroom 9.25 Ft x 9.50 Ft

Bedroom 10.33 Ft x 15.42 Ft

Bedroom 9.00 Ft x 14.67 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

**RE/MAX Realty Professionals**

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