



## 5516 5 Avenue Calgary Alberta

\$619,900

RARE OPPORTUNITY - 1200+ SQ FT BUNGALOW (ABOVE GRADE) - FULLY RENOVATED - ILLEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE - OVERSIZED DETACHED DOUBLE GARAGE WITH BACK LANE ACCESS - TOTAL 2200+ SQ FT LUXURIOUS LIVING SPACE WITH 4 BEDS & 2 FULL BATHS - TONS OF UPGRADES INCLUDING: NEW DOORS, NEW FLOORING & LIGHTING, NEW KITCHENS, NEW WASHROOMS & MORE! This home is amazing for both FIRST TIME HOME BUYERS & INVESTORS. The main floor offers a spacious family room, new kitchen, dining, washroom and 3 bedrooms. The ILLEGAL SUITE (MORTGAGE HELPER) in the basement with SEPARATE ENTRANCE boasts 1 bedroom plus den, FULL bath, kitchen and a large living/rec area. OVERSIZED GARAGE WITH BACK LANE ACCESS - EASY ACCESS TO 52 ST SE & MEMORIAL DRIVE! Great Location & Large Bungalow (id:6769)

Recreational, Games room 12.67 Ft x 24.83 Ft

Kitchen 3.92 Ft x 9.25 Ft

4pc Bathroom 6.17 Ft x 8.75 Ft

Bedroom 17.08 Ft x 10.75 Ft

Den 8.58 Ft x 12.92 Ft

Family room 12.17 Ft x 20.25 Ft

Kitchen 15.17 Ft x 12.83 Ft

Dining room 7.92 Ft x 6.92 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft

Bedroom 9.25 Ft x 13.92 Ft

Bedroom 8.83 Ft x 10.67 Ft

Primary Bedroom 10.08 Ft x 14.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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