

**5224 5 Avenue SE
Calgary, Alberta**

MLS # A2280913



\$555,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to 5224 5 Avenue SE, a well-maintained bungalow set on a 5,000 sq. ft. lot in the established inner-city community of Forest Heights. This home features hardwood floors + new floor tiles, bright living spaces with large windows, new stainless steel kitchen appliances, and a newer washer and dryer. Major updates include a new roof on both the house and garage, an updated furnace and hot water tank, 100-amp electrical service, and new garage doors and motor for the oversized detached shop-style garage, which also includes its own furnace—ideal for year-round workshop or hobby use. The fully developed lower level includes a second kitchen in the basement, offering excellent flexibility for everyday living or entertaining. The property has been carefully maintained as a non-smoking, no-pet home and is located on a quiet, mature street with strong pride of ownership, minutes from downtown Calgary, parks, schools, transit, major routes, and the Bow River pathway system.