

# \$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, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	17
Zoning	R-C1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.