

# \$489,500 - 5212 5 Avenue Se, Calgary

MLS® #A2252038

**\$489,500**

5 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

IMPROVED PRICE - UNDER \$500K!!! |

Welcome to this charming home in Forest Heights - updated and ready for your family to move in and start making memories! With 5 bedrooms and 1.5 bathrooms, there's plenty of space for everyone. Updates include beautiful hardwood floors, a modernized bathroom, refinished cabinets and a corner island in the kitchen, and fresh paint throughout. With gorgeous south exposure, this home is filled with natural light, creating a warm and cheerful atmosphere. The finished basement is a retro wonderland, perfect for hosting friends, game days, or just a fun hangout for the kids. There is plenty of storage space and a newer washer/dryer set. The oversized garage isn't ideal for cars due to the low overhead doors but can be a fantastic workshop and office with a unique upper loft. The convenient location is close to major routes for easy commuting and just minutes from schools, transit, parks, recreation, and all the amenities you'll need. Whether you're looking for a great investment, a future development opportunity, or a wonderful starter home for a young family, this place has tons of potential. Come check it out - it might be just what you've been looking for!

Built in 1975

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2252038    |
| Price          | \$489,500   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,072       |
| Acres          | 0.13        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5212 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 | Granite Counters                                                          |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Window Coverings, Dryer, Washer |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Wood Frame, Stucco |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 41                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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