# \$1,800,000 - 8555 138 Avenue Se, Calgary

MLS® #A2203821

## \$1,800,000

4 Bedroom, 4.00 Bathroom, 3,918 sqft Residential on 5.02 Acres

NONE, Calgary, Alberta

2076 sqft walkout bungalow with professionally developed basement on 5.02 acres in the City of Calgary. Recently rezoned to high density multi family. This is a great holding property for the future but is also perfect for trucking/home business. Property has 2 entrances and one entrance has direct access to 100% road allowance which is 2 minutes from Stoney Trail. Current owner had development permit for shop but recently let is lapse. This property is excellent setup for small business and can easily be set up for 2 families. \*\*Please note that current owner is also listing agent.\*\*



#### **Essential Information**

MLS® # A2203821 Price \$1,800,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,918 Acres 5.02

Year Built 1993

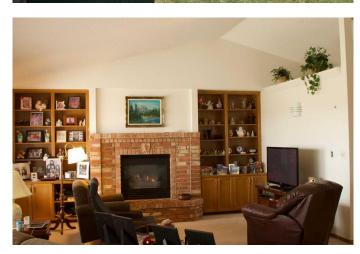
Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active







# **Community Information**

Address 8555 138 Avenue Se

Subdivision NONE
City Calgary
County Calgary
Province Alberta
Postal Code t3s0a6

#### **Amenities**

Utilities Natural Gas Paid, Electricity Paid For

Parking Spaces 6

Parking Double Garage Attached

# of Garages 2

Waterfront Pond

#### Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub,

Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s),

Wet Bar

Appliances Central Air Conditioner, Dryer, Electric Stove, Range Hood, Refrigerator,

Washer/Dryer, Washer/Dryer Stacked, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified

Washer

Heating Natural Gas, Central

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Family Room, Gas, Great Room, Blower Fan, Brick Facing

Has Basement Yes

Basement Finished, Full, Walk-Out

# **Exterior**

Exterior Features BBQ gas line, Dog Run, Fire Pit

Lot Description See Remarks, Views

Roof Asphalt Shingle

Construction Cedar Foundation Wood

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 33
Zoning DC

# **Listing Details**

Listing Office Creekside Realty

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