

# \$549,900 - 5219 Memorial Drive Se, Calgary

MLS® #A2210184

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Huge bungalow sitting on a big lot , close to all amenities: schools-shop-banks-walk to bus stops- 10 mins to downtown... 1155 sqft, ,mainfloor with 3 good size bedrooms+ 1 full bath, kitchen, spacious living room w/ wood fireplace combined with dining area. Basement with separated entrance with MIL illegal mother in law suite : 2 more bedrooms with large windows and a den , huge family room , and a spacious bathroom. single detached garage, front porch... with a little update this will be a great home - or rental investment for live up and rent down. ( new hot water tank-roof and furnace are couple years old)

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210184    |
| Price          | \$549,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,156       |
| Acres          | 0.13        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 5219 Memorial Drive Se |
| Subdivision | Forest Heights         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t2a2p9                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                                                          |
| Appliances        | Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                                 |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full, Suite                                                                   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Metal Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 21              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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