

# \$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 it 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.\*\*

Built in 1993

## 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	Electricity Paid For, Natural Gas Paid
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2
Waterfront	Pond

## Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub, Recessed Lighting, Sump Pump(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	Brick Facing, Family Room, Gas, Blower Fan, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Dog Run, BBQ gas line
Lot Description	See Remarks, Views
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Wood

## Additional Information

Date Listed	March 19th, 2025
Days on Market	43
Zoning	DC

## Listing Details

Listing Office	Creekside Realty
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