

# \$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	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

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

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	43
Zoning	R-CG

### **Listing Details**

Listing Office	Charles
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