

# \$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      | 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 | 31               |
| Zoning         | DC               |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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