

# \$599,000 - 8015 4a Street Sw, Calgary

MLS® #A2267667

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome to Kingsland. This bungalow is located on a quiet street and short walk to C-Train station. This unique open concept floor plan has the kitchen over looking the front yard. 3 bedrms up with 2 baths. Master bedrm has walkin closet, 3 pc bath and large window to backyard. Newer hardwood floors throughout main floor. The large living room with gas fireplace, looks to a sunny west Fenced backyard and concrete patio. The basement is almost completely developed with huge family room with builtin cabinets and gas fireplace. There is a separate laundry room, the large lower bedroom has a huge egress window, walkin closet. Both the 2 pc bath and bedm are partially complete. New shingles and 4 basement windows were replaced in 2019. Fridge, cooktop, Moffat washer dryer and front concrete walk all done in 2021. Newer lennox high efficiency furnace 2023 and newer water tank. All update years are as per sellers statements. This home is tenant occupied and vacant on Dec 31. This is a great neighborhood close to the hockey rink and community center, a must to see.

Built in 1957

## Essential Information

MLS® # A2267667

Price \$599,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,162       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8015 4a Street Sw |
| Subdivision | Kingsland         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V1A4            |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Utilities      | Electricity Available, Cable Available, Garbage Collection, Natural Gas Connected |
| Parking Spaces | 2                                                                                 |
| Parking        | Double Garage Detached, Garage Door Opener                                        |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Skylight(s)                                                                              |
| Appliances        | Built-In Oven, Dishwasher, Freezer, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range, Garburator |
| Heating           | Fireplace(s), Forced Air, Natural Gas, High Efficiency                                                                |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                     |
| Fireplaces        | Basement, Gas, Living Room, Gas Starter                                                                               |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full                                                                                                                  |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 4                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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