

# \$849,900 - 4732 8 Avenue Sw, Calgary

MLS® #A2236755

**\$849,900**

4 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.13 Acres

Westgate, Calgary, Alberta

Fantastic 3 bedroom home located in Westgate. This well cared for home offers a large corner lot across from 3 different schools. Walk to school in 2 minutes! Original family still lives in this home and has been updated with newer kitchen updated bathrooms and original hardwood flooring. Westgate offers, schools, shopping, quick access to the mountains and a quiet, safe neighbourhood for your family to call home. This home has 3 bedrooms, a large main and 1/2 bath on the 3rd level. Still room to develop on the 4th level and the 3rd level has walk up to the rear deck and yard space. Sunny home filled with light and love.

Built in 1957

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236755      |
| Price          | \$849,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,210         |
| Acres          | 0.13          |
| Year Built     | 1957          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4732 8 Avenue Sw |
| Subdivision | Westgate         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 0H1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows                    |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Stone, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None                                     |
| Lot Description   | Back Lane, Front Yard, Landscaped, Treed |
| Roof              | Asphalt                                  |
| Construction      | Stone, Stucco                            |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

**Listing Details**

Listing Office                      CIR Realty

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