



THE
A-TEAM

**RE/MAX
FIRST**

5615 THORNDALE Place, Calgary T2K3E6

MLS® #: **A2119305**

Area: **Thornccliffe**

Listing Date: **04/02/24**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,489 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,012**
Low Sqft:
Ttl Sqft: **1,012**

DOM

46

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Carport,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`8" x 12`3"	Kitchen	Main	12`0" x 10`2"
Dining Room	Main	10`2" x 8`0"	Bedroom - Primary	Main	12`5" x 9`2"
Bedroom	Main	11`2" x 10`4"	Bedroom	Main	11`8" x 8`2"
4pc Bathroom	Main	8`2" x 4`11"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	8`10" x 10`2"	Bedroom	Basement	8`10" x 10`2"

Kitchen	Basement	9`0" x 7`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C2	
Legal Desc:	883GT		Remarks
Pub Rmks:	Fantastic opportunity for investors and developers! This well-located lot in one of Calgary's thriving neighborhoods, opposite a spacious green area, is perfect for those looking to seize a prime piece of real estate. Ideal for holding or building a substantial property in the future, this 3+2 = 5 bedroom detached house in Calgary NW is attractively priced. Its proximity to downtown and Nose Hill Park adds to its allure, and with RC-2 zoning, the potential for redevelopment is evident. The main floor boasts 3 bedrooms, a full bath, a spacious living room with a bay window, and a kitchen with a dining area. The finished basement includes an illegal suite with a living room, full kitchen, and 2 bedrooms with a 3-piece bathroom. A large fenced backyard with a carport and mature trees completes the package. Within walking distance to Thorncliffe School (TLC program), Corpus Christie Elementary School, Safeway, and parks, this property is positioned in the up-and-coming Thorncliffe area. Currently, the upstairs tenant pays \$2000 plus 60% utilities with a lease until Dec 31, 2024. The basement tenants moved out and is now vacant. Don't miss out on this perfect property with both immediate rental income and future development potential in a sought-after neighborhood.		
Inclusions:	Storage Shed		
Property Listed By:	Royal LePage METRO		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









