



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5519 BUCKTHORN Road, Calgary T2K 2Y6**

MLS®#: **A2170474**      Area: **Thornccliffe**      Listing Date: **10/03/24**      List Price: **\$616,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 29-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1955**  
Lot Information  
 Lot Sz Ar: **6,070 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,512**  
 Low Sqft:  
 Ttl Sqft: **1,512**

DOM

**61**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Private**  
 Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Other,Private Entrance,Private Yard**  
 Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Concrete,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Slab**  
 Kitchen Appl: **Convection Oven,Dishwasher,Dryer,ENERGY STAR Qualified Appliances,Garage Control(s)**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 14`10"	4pc Bathroom	Main	8`0" x 4`11"
Bedroom	Main	11`6" x 9`11"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **883GT**  
 Zoning: **R-C1**

Remarks

Pub Rmks: **WOW, ONE-OF-A-KIND; a DREAM HOME in a DREAM LOCATION BUNGALOW !** The inner-city life is easy; in this impressive, thoughtfully renovated, residence just minutes from downtown flooring throughout the home featuring porcelain tile, laminate plank wood flooring(20 year warranty) and new carpets in the bedrooms. Newly Hot water tank and high efficiency furnace. The home fresh new paint on walls and trim, 5 newer appliances, well maintained kitchen counter tops, faucets and new cabinets. The exterior stucco has been re painted along with a built wrap around treated wood deck and a fully landscaped yard with new sod. The home boasts two large bedrooms, one five pc bathroom and tons of living space with a formal dining room, a large living room leading out to the nicely backyard and double detached garage. The master bedrooms is fit for a king sized bed and features a large walk-in closet. It's important to note that this home is a non-smoking environment. Don't miss the opportunity to make this extraordinary property your own.

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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











