



THE
A-TEAM

**RE/MAX
FIRST**

5607 THORNDALE Place, Calgary T2K 3E6

MLS®#: **A2174863**

Area: **Thornccliffe**

Listing Date: **10/23/24**

List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **864**
Low Sqft:
Ttl Sqft: **864**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

DOM

28
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Many Trees**
Park Feat: **Off Street,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Separate Entrance,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	3`5" x 3`5"	Living Room	Main	11`3" x 16`9"
Kitchen	Main	7`9" x 13`7"	Dining Room	Main	5`11" x 10`7"
Kitchen	Basement	11`9" x 12`8"	Living/Dining Room Combination	Basement	11`0" x 7`4"
Furnace/Utility Room	Basement	9`10" x 20`4"	Bedroom - Primary	Main	10`4" x 12`1"
Bedroom	Main	9`11" x 11`8"	Bedroom	Basement	7`10" x 14`6"
Bedroom	Basement	13`3" x 9`1"	4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

883GT

Remarks

Pub Rmks: **Incredible investment or development opportunity in this legal suited bungalow! Outstandingly located on an oversized 55' x 100' lot directly across the street from 2 elementary schools and playgrounds. Just around the corner are extensive amenities including Safeway and Shoppers and numerous others along Northmont Drive. Also within walking distance are both junior and senior high schools, transit, the wonderful community centre and tranquil Nose Hill Park. This spacious and bright bungalow offers 2 rental opportunities or extra privacy and space for multi-generational living thanks to separate entrances and separate laundry. Large windows, hardwood floors and a neutral paint pallet on the main floor create an inviting space to come home to. The living room entices relaxation with a cutout into the kitchen for great connectivity allowing for unobstructed conversations to flow naturally. Corner windows stream a ton of natural light into the updated kitchen with a pantry for extra storage and plenty of space to gather over a delicious meal. Both bedrooms are generously sized and separated by the 4-piece bathroom and in-suite laundry, no need to share with the lower level! A separate entrance leads to the 2 bedroom legally suited basement with an optimal layout for tenants or extended family members. Lots of living space, a full kitchen, 2 large bedrooms, a full 4-piece bathroom and its own private laundry add to the comfort of this level. Mature landscaping in the sunny west-facing backyard creates a private and inviting backyard oasis with plenty of grassy spaces for kids and pets to play. A single detached garage leads to a huge concrete parking pad providing ample off-street parking. This home has it all including an exceptional location within walking distance to everything. Just an 8 minute walk takes you to one of the biggest community centres in Calgary with bowling lanes, ice rink, racquetball, a lounge and much more. Lots of transit options makes commuting to downtown or U of C a breeze! Truly an unbeatable location for this move-in ready, Legally suited home!**

Inclusions: **Second fridge, stove, hoodfan, washer and dryer in the basement suite**
 Property Listed By: **Royal LePage Solutions**

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









