



THE
A-TEAM

**RE/MAX
FIRST**

5230 4 Street, Calgary T2K 1A6

MLS® #: **A2178089**

Area: **Thornccliffe**

Listing Date: **11/07/24**

List Price: **\$619,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area
Abv Sqft: **1,080**
Low Sqft:
Ttl Sqft: **1,080**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,360 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot, No Neighbours Behind, Reverse Pie Shaped Lot**
Park Feat: **Parking Pad, Single Garage Detached**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Courtyard, Private Entrance, Private Yard**

Construction: **Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range, Electric Stove, Other, Refrigerator, Washer**
Int Feat: **High Ceilings, No Smoking Home, Separate Entrance, Storage, Vinyl Windows**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-----------------|----------------------|--------------------------|-------------|----------------------|
| Kitchen | Main | 9`2" x 10`0" | Living Room | Main | 13`0" x 17`0" |
| Dining Room | Main | 9`2" x 9`5" | Bedroom - Primary | Main | 11`0" x 10`0" |
| Bedroom | Main | 11`5" x 10`5" | 3pc Bathroom | Main | 0`0" x 0`0" |
| 3pc Bathroom | Basement | 0`0" x 0`0" | | | |

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

5564HA

Remarks

Pub Rmks:

For more information, please click Brochure button below. Unique property in the sought-after community of Thorncliffe. Nestling on a R-CG zoned pie-shaped corner lot, this property provides easy access to Downtown, Deerfoot Trail, Deerfoot City, John Laurie Blvd., YYC Airport, and more! Enjoy walking access to 7-Eleven, Safeway, Shoppers, various schools and strip malls, as well as Nose Hill Park, Egert's Park, and various off-leash areas. Transit is second to none, with lots of bus stops in the area and a short walk to the future McKnight Blvd. Green Line LRT Station. The property boasts a newer roof, hot water tank (2022), garage shingles (2024), new siding and downspouts (2024), and a CCTV system with a remote alarm. A separate entrance provides easy access to the basement illegal suite, which has been tastefully renovated in 2024, wired and plumbed for the kitchen, and is awaiting your final touches. Upstairs is a clean canvas with sturdy bones for you to unveil its endless potential. The sunken living room features floor-to-ceiling windows and a floating ceiling. Exceptional property, Quick possession.

Inclusions:

none

Property Listed By:

Easy List Realty

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







