



THE
A-TEAM

**RE/MAX
FIRST**

5424 THORNCLIFFE Drive, Calgary T2K 2Z5

MLS® #: **A2178825**

Area: **Thornclyffe**

Listing Date: **11/14/24**

List Price: **\$649,900**

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: **948**
Low Sqft:
Ttl Sqft: **948**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

DOM

79
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Electric Oven,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`6" x 9`11"
Bedroom	Main	9`6" x 9`11"
Bedroom - Primary	Main	12`0" x 11`5"
Kitchen	Main	13`3" x 12`10"
Living Room	Main	12`3" x 19`3"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Basement	12`4" x 8`6"
Bedroom	Basement	11`10" x 12`10"
Bedroom	Basement	9`7" x 8`10"
Kitchen	Basement	7`11" x 12`3"
Game Room	Basement	15`10" x 10`8"
4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

883GT

Remarks

Pub Rmks: **This spacious bungalow sits on a sizeable 60-foot lot in the desirable Thorncliffe community, offering SIX well-sized bedrooms with two kitchens(illegal suite in basement) , perfect for families or those looking to maximize space or rent out basement for extra income. Fully renovation including kitchen,bath,flooring,furnance ,metal roofing in 2014-2015.The main floor welcomes you with beautiful hardwood floors and an inviting, bright living room with big windows that let in plenty of natural light. The half-open kitchen boasts granite countertops and wood cabinets, creating a cozy yet functional area for cooking and dining. The main level also includes three comfortable bedrooms and a full bathroom. Moving to the lower level, you'll discover a large recreational room connected to a full second kitchen, providing a versatile space ideal for guests or extended family stays. This level also features three additional bedrooms and another full bath, ideally suited for young adults or accommodating guests. Located in a highly convenient area, this home is just a short walk from grocery stores, restaurants, and other essential amenities. Parks are less than a five-minute drive away, and downtown Calgary is only a 14-minute commute. Families will love the proximity to schools, with an elementary school just 200 meters away and junior high and high schools a quick four-minute drive. This home offers space, convenience, and charm—schedule your showing today!**

Inclusions:
Property Listed By: **N/A
Homecare Realty Ltd.**

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









