



THE A-TEAM

RE/MAX FIRST

5404 THORNBIAR Road, Calgary T2K 2X8

MLS@#: A2187763 Area: Thorncliffe Listing 01/15/25 List Price: \$687,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1956
Finished Floor Area
Abv Sqft: 1,001
Low Sqft:
Ttl Sqft: 1,001
Lot Sz Ar: 7,168 sqft
Lot Shape:

DOM

7
Layout
Beds: 4 (2 2)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Irregular Lot, Reverse Pie Shaped Lot, Private
Park Feat: Double Garage Detached, Garage Door Opener, Garage Faces Rear, See Remarks

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer: Public Sewer
Ext Feat: Private Entrance, Private Yard

Construction: Concrete, See Remarks, Stucco, Wood Frame, Wood Siding
Flooring: Carpet, Laminate, See Remarks, Tile
Water Source: Public
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Int Feat: Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, See Remarks
Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, See Remarks, Sewer Connected, Water Available

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Bedroom, Laundry and their dimensions across different levels.

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0010982**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Amazing opportunity in a popular family matured NW community of Thorncliffe. This fully renovated home with a developed basement has over 1,800 SqFt and is perfect for those looking for inner city living. You can own and rent a 2 bedroom basement with a separate private entrance or use it as a fantastic investment in a rental property on a massive lot at a great price! Open concept main floor plan boasts a huge living/family, great size kitchen with nice cabinetry and humongous centre island & a great size dining area, 2 bedrooms and 4pc bathroom completes the main floor. Basement hosts a big living room, dining + the rough-in with connections for a kitchenette if needs to be added. Also, you have a full 4 pc bathroom. Everything is like new in this beautiful property: floors, paint, doors, new electrical fixtures, baseboards, trims, window coverings and more. Huge back yard is fenced and has a double oversized rear detached garage. You will notice upgrades like granite countertops all through the house, stainless-steel high-end appliances, upgraded light fixtures, huge windows allowing lots of natural light and a lot, lot more. The property is located within close distance to all amenities: schools, shopping centre, parks, walking trails, golf course & lot more. Bus stop is a 2 min walking distance on Centre street and you have more than 5 direct options to Downtown where you can be in aprox.10 min. Furnished rooms are virtual staged photos for information purposes only. Call for your private showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Masters**

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











