



**5519 Buckthorn Road NW  
Calgary, Alberta**

**MLS # A2300683**

**\$585,000**



<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Steam Room, Walk-In Closet(s)		

**Inclusions:** none

Welcome to your charming bungalow nestled in the heart of NW Calgary! This delightful home is the perfect find for a first-time homebuyer or savvy investor looking for a promising opportunity. 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.