



**5516 Taylor Crescent NE  
Calgary, Alberta**

**MLS # A2313941**

**\$635,000**



<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Covered, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Greenbelt, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Cabinet/Wardrobe (basement), Work Benches (garage)

— Welcome to 5516 Taylor Crescent NE — a fully developed 4-level split located on a quiet street facing a large greenbelt and park. Offering a great layout with income potential and a basement illegal suite. This home delivers versatility in a well established community. The main level features vaulted ceilings and large front-facing windows that flood the space with natural light. The open living and dining room provide a comfortable and functional layout for everyday living. The kitchen is finished with white shaker cabinetry, subway tile backsplash, and stainless steel appliances. Upstairs offers three bedrooms, including a spacious primary, along with a full 4-piece bath. The lower split level adds further functionality with a 3-piece bath and a dedicated laundry area. The basement is configured as an illegal suite with a separate rear entrance, complete with a full kitchen, a spacious bedroom (with egress windows), 3-piece bath, and its own separate laundry room. This flexible space is ideal as a mortgage helper, multigenerational living area, or investment opportunity. The backyard features a large concrete patio and open green space, providing a great outdoor extension of the home. Parking is well accommodated with a double oversized detached garage (with alley access)—fully insulated, heated, and equipped with a subpanel. Plus a front driveway with covered carport. Located just 15 minutes from downtown and 5 minutes from Nose Hill Park, with quick access to McKnight Boulevard, Centre Street, and Edmonton Trail. Nearby community amenities include parks, pathways, Thornccliffe community garden, a full 18-hole disc golf course, and the Thornccliffe Greenview Community Association Centre. A solid opportunity for both homeowners and investors in a highly accessible location. Book your private showing today!