



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5008 2 Street NW
Calgary, Alberta

MLS # A2321273



\$579,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,014 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, On Street, Overs		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Opportunity, flexibility, and future potential all come together in this well-maintained bungalow located in the established community of Thorncliffe. Whether you're a first-time buyer, investor, or developer, this is the type of property that offers immediate livability with long-term upside. Situated on a desirable lot with front green space views and rear lane access, this home features a bright and functional layout with oak hardwood flooring throughout the main living areas, three spacious bedrooms, and a full 4-piece bathroom. Large windows fill the home with natural light, creating a warm and inviting atmosphere. A separate rear entrance provides additional flexibility, while the fully developed lower level offers a large recreation space, an additional bedroom, and a 3-piece bathroom—ideal for extended family, guests, or future development possibilities. Major updates have already been completed, including newer basement windows (2023), main floor windows (2024), a high-efficiency furnace (2023), and a 200-amp electrical panel (2024), providing peace of mind for years to come. Outside, you'll find a large backyard, spacious deck, and an impressive oversized 26' x 25' double detached garage with additional parking off the rear lane. Plenty of street parking is available directly in front of the home for added convenience. Located close to schools, parks, transit, shopping, and the Thorncliffe Greenview Community Centre, this property offers exceptional accessibility and value in one of Calgary's most established neighbourhoods. Move in, rent out, renovate, or redevelop—the choice is yours. With move-in-ready comfort, major mechanical updates, and future potential, this is a property that offers value today and flexibility for tomorrow.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.