



GRASSROOTS
REALTY GROUP

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715 64 Avenue NW
Calgary, Alberta

MLS # A2332748



\$534,900

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: STOVE, FRIDGE, WASHER, DRYER

Opportunity, flexibility, and future potential all come together in this bungalow located in the established community of Thornccliffe. 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 nice size lot with rear lane access, this home features a bright and functional layout with oak hardwood flooring in the living & dining areas, three 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 2-piece bathroom—ideal for extended family, guests, or future development possibilities. Outside, you'll find a large backyard, deck, and a single detached garage with additional parking off the rear lane. Located close to schools, parks, transit, shopping, 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, and future potential, this is a property that offers value today and flexibility for tomorrow.