



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5635 Travis Crescent NE
Calgary, Alberta

MLS # A2335001



\$599,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,091 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, M		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Skylight(s), Vinyl Windows		

Inclusions: N/A

Tremendous Value in Thorncliffe! Welcome to this charming 4-bedroom bungalow, ideally situated on a beautiful, quiet, and highly sought-after cul-de-sac in the established community of Thorncliffe. Enjoy an exceptional location just minutes from the community center, public transit, and major commuter routes, offering both convenience and a peaceful setting. Nestled on a gorgeous, mature lot, this property features towering trees, a private backyard, and a detached garage with rear lane access. Lovingly maintained by its longtime owners, this home showcases true pride of ownership throughout. The bright and inviting main floor is filled with natural light thanks to its large windows and features a cozy wood-burning fireplace in the living room. There are three spacious bedrooms on the main level, while the fully developed basement offers a fourth bedroom that serves as a generous and bright primary retreat. Numerous important updates have already been completed, including a newer roof, newer windows, and a newer hot water tank, providing added peace of mind. A convenient side entrance offers direct access to both the main floor and basement, adding flexibility and future potential. Step outside onto the lovely rear deck, the perfect place to relax and enjoy the privacy of the beautifully landscaped backyard. This property is a true Gem, schedule your private tour today.