



GRASSROOTS
REALTY GROUP

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5607 Buckthorn Road NW
Calgary, Alberta

MLS # A2351817

\$519,900

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage		

Inclusions: Dishwasher "as is", garage furnace, garage door opener plus 1 remote

Great value in this lovingly maintained Thornccliffe gem. As Calgary expands this close in and vibrant community is changing quickly. Multiple new builds going up as well as many interior and exterior renovations happening. This multifaceted home is ready for its new chapter to be written. Renovate, build or revenue options are all on the table here. Plenty of natural light throughout. Situated on a beautiful and quiet street. Enjoy the convenience of being minutes to all levels of schools, shopping, public transit, restaurants, parks, and quick access to major road arteries. Classic L shaped Living room and dining room feature hardwood floors. Spacious eat in kitchen overlooks the sunny west backyard. 3 bedrooms up plus a full bath. Convenient separate entrance to the basement. Lower level contains a spacious open family room/ rec room, large 4th bedroom, 3-piece bath and a laundry room. Fully fenced sunny yard. Oversized 26' x 24' heated handyman's dream garage. Looking for a great opportunity to own a home that you can truly call your own? Don't miss this diamond in the rough.