

**5412 Thornbriar Road NW**  
**Calgary, Alberta**

**MLS # A2179054**



**\$565,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Recessed Lighting, Sump Pump(s)		

**Inclusions:** Sump pump

OPEN HOUSE Saturday, 23rd November, 1:00-4:00pm Recently updated 3 bedroom bungalow located on an oversized lot, on a quiet street in Thorncliffe. Conveniently located near schools, Nose Hill Park, shopping, recreational facilities, public transport, with quick access to downtown. The main floor boasts updates that are restrained and elegant. The newly refinished oak floors, muted white trim and cabinetry is reminiscent of Scandinavian influences and provides a simple palette that has wide appeal. There are two good sized bedrooms, the space between the living room and the kitchen has been partially opened and generous natural light flows throughout the upper level. The basement has a large storage area located off the laundry room, as well as an illegal basement suite with large windows, good natural light, hardwood floors throughout, 3 piece bathroom, bedroom, large living room (could be converted to fourth bedroom), and a recently updated kitchen. The basement also has a sump pump. Outside, a west facing deck off the front entry for enjoying sunlit evenings in the summer. The large, flat, SE-facing backyard is bathed in sunlight for most of the day and a mature ash tree provides shade and protection with its overhanging limbs. Updates in 2024 include a new fence, a new rear deck, bathroom vanity & faucet, new hot water tank, refinished oak hardwood floors throughout the main floor, fresh painted walls, ceilings, and trim work throughout the whole home, as well as new lighting fixtures. Kitchen cabinetry and appliances have all been replaced within the last 10 years, on both the main floor and in the basement suite. Roof shingles and fascia boards replaced and soffit repainted in 2017. Existing 60 amp service has been updated to 100 amp. The majority of the existing electrical wiring has been updated. The existing copper water

lines have been updated to PEX.