

**422 Spyhill Road NW**  
**Calgary, Alberta**

**MLS # A2180570**



**\$619,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Thorncliffe  |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,006 sq.ft.   | <b>Age:</b>   | 1956 (68 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, RV Access/Parking, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Corner Lot   |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, No Smoking Home, Storage           |                   |      |

**Inclusions:** Shed, Barstools

Nestled in the highly sought-after neighborhood of Thorncliffe, this bungalow sits on a spacious, extra-wide corner lot. Whether you're looking to settle into a family-friendly area or enjoy the proximity to inner city amenities, this home has it all! This well taken care of home features the original hardwood floors and a newer roof (2019). The extra-wide corner lot offers the possibility for development or provides ample space for outdoor activities and gardening. Includes a single detached garage and additional parking pad beside it, offering plenty of parking space for family and guests. Close to shopping, restaurants and grocery stores. Also, easy access to transit to provide a hassle-free commute to downtown and all of its amenities. Book your showing today!