

**5407 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2186218**



**\$519,000**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Oversized, Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

**OPPORTUNITY KNOCKS!** You won't want to miss this GREAT investment! Exceptional location with tons of POTENTIAL! With some TLC, you can add plenty of value. This home sits on a LARGE RC-G LOT (50x124) and features a MASSIVE OVERSIZED (31x26) double DETACHED GARAGE—a mechanic's DREAM! The garage includes 12-foot and 10-foot high doors, plus a concrete parking pad (21x20). The main floor offers a spacious living room, a kitchen with an eating area, and patio doors leading to the backyard. There are also two bedrooms. A separate side entrance provides additional flexibility. The lower level is ready for your personal touch! Walking distance to parks, schools, transit, and a grocery store. Conveniently close to downtown with easy access to major roadways. Exceptional VALUE—don't miss this fantastic opportunity to build sweat equity!