

207 56 Avenue NE  
Calgary, Alberta

MLS # A2189309



**\$620,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Thornccliffe                          |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Bungalow                              |               |                   |
| <b>Size:</b>     | 940 sq.ft.                            | <b>Age:</b>   | 1963 (62 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Gazebo                     |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Other   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance |                   |      |

**Inclusions:** Entertainment unit in living room

**\*\*OPEN HOUSE SATURDAY 1-3PM\*\*** Welcome to this beautifully renovated bungalow, perfectly situated in the wonderful community of Thornccliffe. Featuring almost all updated windows, this home is filled with natural light and offers a thoughtfully designed layout with modern finishes throughout. The main level boasts a spacious living area with a charming bay window and built-in window seat, complemented by a sleek slat wood entertainment unit. Engineered hardwood flooring flows through the living and dining areas, creating warmth and elegance. The large, renovated kitchen is a chef's dream, featuring quartz countertops, rich cabinetry, stainless steel appliances, convenient pantry and space for a breakfast table and chairs or island. The primary bedroom offers a full wall of built-in closets with organizers, while the second bedroom is perfect as a guest room or home office. A stylishly renovated 3-piece bathroom includes a large shower with quartz counters. A separate entrance leads to the fully developed lower level, offering fantastic versatility. The shared laundry room and a spacious storage area provide convenience, while the one-bedroom illegal suite is ideal for additional living space or rental income. Features include a galley-style kitchen, a generous living / recreation room, a designated dining area, and durable linoleum flooring. The oversized bedroom is large enough to accommodate a sitting area and home office, complete with a walk-through closet. The beautifully renovated 3-piece bathroom includes an impressive shower with double shower heads and is accessible from both the bedroom and the main living space. Egress windows ensure plenty of natural light and safety. Outdoor living is equally impressive with a massive deck featuring multiple areas to entertain, and partially covered with a gazebo, perfect for summer

gatherings. The double heated garage is fully drywalled and painted and as an added convenience, there's a 240V outlet to charge an electric car! The sunny south back yard has plenty of space for flower beds or children's play sets. Located in an unbeatable spot, this home is steps from lovely parks and walking paths, and just a block away from the Thorncliffe Community Centre. It's also close to schools, shopping, amenities, and major roadways, making for an easy commute in any direction. Downtown is just a quick drive away, offering the perfect balance of convenience and community living. Don't miss out on this incredible opportunity to own a move-in-ready home in one of Calgary's most sought-after neighborhoods!