

5230 4 Street NW
Calgary, Alberta

MLS # A2191662



\$499,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1956 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Level, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Mid century modern flair providing endless potential with a stylish sunken living room featuring large windows and a floating ceiling. This unique home is located in the sought-after community of Thorncliffe and nestled on a corner lot with easy access to downtown, Deerfoot Trail, Deerfoot City, John Laurie Blvd, the airport, and more! Walk to retail shops, schools, strip malls, Nose Hill Park, Egert's Park and various off-leash areas. Boasting many upgrades including a newer roof, hot water tank (2022), garage roof shingles (2024), new siding (2024). The side door basement access could provide a perfect opportunity to develop a self contained secondary suite subject to approval and permitting by city/municipality. Quick possession is available and transit is just outside your door!