

**5230 4 Street NW**  
**Calgary, Alberta**

**MLS # A2191662**

**\$499,900**



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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<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>	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!