

**5242 Thomas Street NE**  
**Calgary, Alberta**

**MLS # A2209176**



**\$550,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

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

**Inclusions:** n/a

Opportunity knocks with this 1026 sqft bungalow on a 5,200 sqft lot. Side entrance off the back to the basement gives the investor many possibilities for a potential suite with income generation (See city for rules and permitting). Perfect for multi generational families, or someone seeking a starter home. The 3 beds up with large living room opens to a kitchen with endless possibilities for the DIY buyer. Down below is a blank canvas that currently is set up with two rooms, a rec room, a bar area and 3 a piece bath. Outside you'll find a huge yard to enjoy, a two car garage alongside extra parking. Thorncliffe is a well-established community in Calgary, known for its convenient access to various amenities and services. The neighborhood offers residents proximity to schools, parks, shopping centers, and public transportation options, contributing to its appeal for families and individuals alike.? Don't miss out! Call to view today!