

\$499,900 - 235 Tache Avenue Nw, Calgary

MLS® #A2145648

\$499,900

3 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.13 Acres

Thornccliffe, Calgary, Alberta

Welcome to this charming bungalow nestled on a quiet street in the centrally located community of Thornccliffe. This home seamlessly combines great character with excellent investment potential, featuring 3 bedrooms, 2 full bathrooms and a side entrance. The original hardwood floors are solid, and the kitchen is in great shape. The owners have recently upgraded to new shingles and furnace.

The functional floor plan includes a spacious living room with generous dining area, and a primary bedroom with ample closet space. The full main bathroom has been updated a few years ago and is still looking fresh and clean. The side entrance offers access to additional living space with a large recreation room, a three-piece bathroom, kitchen and common laundry area (this space was rented to their family member in the past as an illegal suite).

The house has charming curb appeal and the south-facing backyard is very private allowing for additional gravel parking which can accommodate and RV or trailer.

The location is fantastic with an easy commute downtown as you can quickly jump onto Deerfoot, use Centre street and or 4th street. With a short walk to multiple schools, shopping/grocery plaza's, bus stops, and the upcoming Green Line, you will be hard pressed to find a better location for the price!



Book your showing today before it's gone!

Built in 1962

Essential Information

MLS® #	A2145648
Price	\$499,900
Sold Price	\$532,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	235 Tache Avenue Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3R6

Amenities

Parking	None
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Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	July 6th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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