

# \$600,000 - 5412 Buckthorn Road Nw, Calgary

MLS® #A2176683

**\$600,000**

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

Incredible opportunity awaits in the heart of a vibrant NW Calgary neighborhood! Situated on a generous 60-foot-wide, 6,000 sqft lot, this 3+1 bedroom detached bungalow is packed with potential. The main floor features three spacious bedrooms, a full bathroom, a cozy living area flooded with natural light, and a functional kitchen with room for your personal touch. Downstairs, you'll find an illegally suited basement with an additional bedroom, a full bathroom, and shared laundry.

Modern upgrades include an updated electrical panel, ensuring peace of mind for the new homeowner. The property is complete with a unique two-car, two-storey garage, perfect for additional storage or workshop space. The expansive backyard is ideal for outdoor activities and offers space to garden or relax in a private setting.

Located in the well-established community of Thorncliffe, this home is just steps away from schools, parks, shopping, and major routes for easy commutes. Whether you're an investor looking for a promising rental property or a family looking to make a house your own, this property offers immediate living comfort with long-term development possibilities. Don't miss out on this rare gem—schedule your viewing today!

Built in 1955



## Essential Information

MLS® #	A2176683
Price	\$600,000
Sold Price	\$597,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	5412 Buckthorn Road Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2Y3

## Amenities

Parking Spaces	4
Parking	Single Garage Detached, Driveway, See Remarks

## Interior

Interior Features	See Remarks
Appliances	Dryer, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 8th, 2024
Date Sold	November 12th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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