



**GRASSROOTS**  
REALTY GROUP

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**6116 Buckthorn Road NW  
Calgary, Alberta**

**MLS # A2225252**



**\$549,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Hey Y'all! Check out this Excellent Opportunity for Developers and Flippers &ndash; 50+ Ft Lot in Thorncliffe! Situated on a desirable 50+ foot wide lot, this centrally located 3-bedroom bungalow offers strong potential for redevelopment, investment, or a value-add flip. The home features a bright, open main floor layout with hardwood flooring and spacious bedrooms. The kitchen is equipped with shaker-style cabinetry and appliances. Cute French doors lead you out to a covered patio. The exterior is low maintenance and includes an oversized single garage. The finished basement includes a large rec room, den, a contemporary 3-piece bath, and plenty of room for storage or a workshop space. With its generous lot size and central location being 15 minutes to downtown, easy access to Deerfoot Trail and even easier access to the Calgary International Airport, this property presents an ideal canvas for your next project.