



GRASSROOTS
REALTY GROUP

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5016 2 Street NW
Calgary, Alberta

MLS # A2248452



\$649,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,466 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Rear Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: EV CHARGER, HOT TUB

Welcome Home! Wonderful family ready bungalow with huge double detached garage on large lot in Thorncliffe, Calgary. Terrific location close to parks, shopping, schools, and more with easy access to Deerfoot Trail, Airport, and Central Calgary. Great curb appeal with front and rear parking and access. Cute entrance way with off set front porch/deck. Entrance leads to huge front living room with open concept stairs case to basement overlooking kitchen and dining rooms. Open kitchen with tons of counter space and storage. Full kitchen with kitchen island and all appliances included. Unique front attached office/flex room with access to front and back yard works perfect for office space or hobby room. Main floor has 3 ample bedrooms and full bathroom with tub. Rear mud room leads to back decks overlooking full fenced back yard with private hot tub area. Double detached 24x24 foot powered garage with EV Charger included! Rear access to garage. Finished basement with huge rec room and tons of storage. Large utility room. Ample laundry room. Basement bedroom has attached ensuite bathroom with shower. Notable features also include the hard wood floors, green space park across the street, central AC, and large floor plan. Very well maintained home is ready for its new owners.