



GRASSROOTS
REALTY GROUP

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619 52 Street NE
Calgary, Alberta

MLS # A2252057



\$674,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,207 sq.ft.	Age:	1970 (55 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Parking Pad, Paved, Rear Drive		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: 2 House Keys

| LEGAL BASEMENT with 3 BR & 2 FULL BATH | BRAND NEW KITCHEN UPSTAIRS | NEWER PEX PLUMBING + ELECTRICAL + DUAL FURNACES (2022) | MASSIVE FRONT & BACK CONCRETE PATIOS | 7500 SF LOT | Welcome to 619 52 Street NE, a fully renovated bungalow with a legal basement suite offering the perfect blend of comfort, space, and income potential. This property features 6 bedrooms and 4 full bathrooms with 2300 SF livable space. Recent renovations include fresh paint and a new main-floor kitchen with granite counter top, along with major mechanical upgrades completed in 2022: newer dual furnaces, PEX plumbing, dual electrical panels, LVP flooring and upstairs washer/dryer. With newer windows, new privacy fence, front & back concrete patios and pathways, this home is move-in ready. Sitting on a rare 7,500 sq. ft. lot, there's no shortage of outdoor space for family gatherings, kids to play, or future possibilities. Did I mention the oversized detached garage with new garage door opener? Conveniently located close to schools, shopping, transit, and major roadways, this home is ideal for large families or investors looking for a property with excellent rental potential. Airbnb, long term tenants, or simply big families? The possibilities are endless! Book your private showing today!