



GRASSROOTS
REALTY GROUP

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5331 Buckthorn Road NW
Calgary, Alberta

MLS # A2267018



\$559,999

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Window Coverings.

Welcome to this charming bungalow located on a desirable corner lot along coveted Buckthorn Road in the established northwest community of Thornccliffe. Set on a beautiful tree-lined street, this property offers exceptional potential for both homeowners and investors. Featuring great square footage and an efficient floor plan, the home provides a solid foundation for a wide range of renovation or redesign possibilities. The corner lot combined with R-CG zoning offers outstanding flexibility for redevelopment, whether you envision a custom single-family home, multi-unit build, or modernized residence. The property also includes a double detached garage and ample outdoor space. Ideally situated with quick access to Deerfoot Trail and Centre Street, you'll enjoy easy commuting to Downtown Calgary and convenient connections to all parts of the city. In addition, this property is within close proximity to an abundance of schools and shopping centers. This is an exceptional opportunity to secure a property with endless potential in one of Calgary's most established and accessible northwest neighbourhoods.