



**GRASSROOTS**  
REALTY GROUP

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531 64 Avenue NW  
Calgary, Alberta

MLS # A2279776



**\$629,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Perfect for first-time home buyers, this nicely renovated home is ideally located on 64 ave in the desirable NW Calgary community of Thorncliffe/Greenview. Featuring a brand-new kitchen with modern cabinetry and finishes, along with new flooring throughout, this move-in-ready property offers comfort, style, and excellent value. The bright and functional layout includes welcoming living spaces filled with natural light and well-sized bedrooms, making it an ideal place to call home. Recent updates provide peace of mind and allow new owners to enjoy the home without the need for immediate renovations. Conveniently located close to schools, parks, public transit, shopping, and major roadways such as Centre Street and Deerfoot Trail, this home offers quick access to downtown Calgary and everyday amenities. An excellent opportunity to enter the housing market in a well-established neighbourhood.