



**5415 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2287415**



**\$675,000**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Insulated, On Street, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

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

**Inclusions:** Spaberry Hot Tub, Shed

Welcome to this exceptional bungalow with over 2000sf. in developed space, in the established community of Thornccliffe, offering incredible versatility, income potential, and an unbeatable inner-city location just minutes from downtown Calgary. Situated on a massive treed lot, this property blends comfortable family living with outstanding redevelopment potential, making it an ideal opportunity for homeowners, investors, and builders alike. With new siding and a new roof (a 33k added bonus), this home offers peace of mind and enhanced curb appeal, ensuring durability and long-term value. The main floor features three spacious bedrooms and a full bathroom, complemented by beautiful natural hardwood flooring throughout, adding warmth, character, and timeless appeal. The inviting living area is anchored by a cozy gas fireplace, creating the perfect focal point and a welcoming atmosphere during Calgary's cooler months. The kitchen is equipped with stainless steel appliances, offering a clean, modern touch that pairs perfectly with the home's bright and functional layout. Large windows fill the space with natural light, enhancing the open and comfortable design while the classic bungalow style ensures easy everyday living. The lower level features an illegal secondary suite complete with its own private entrance, a generous bedroom, full bathroom, and independent living space—creating an excellent mortgage helper or reliable rental income stream to significantly offset ownership costs. Step outside to your private outdoor retreat featuring a large sunny deck, perfect for entertaining or relaxing in the warmer months. Unwind year-round in the SpaBerry hot tub, creating a true backyard oasis. The expansive yard also features beautifully maintained raised garden beds and mature trees, offering both privacy and the perfect setting for gardening.

enthusiasts or those who simply appreciate peaceful outdoor living. The natural gas barbeque line adds convenience for effortless outdoor cooking and entertaining. Adding even more value is the massive oversized double detached garage, providing exceptional space for vehicles, storage, hobbies, or workshop use, while still leaving ample yard space for recreation or future expansion. This property is zoned R-CG, presenting a rare and highly desirable opportunity for investors and developers. With flexible zoning that supports a variety of multi-unit residential development options, this lot offers tremendous long-term upside potential in a rapidly evolving inner-city location. Located in the sought after community of Thorncliffe, you'll enjoy quick and easy access to downtown Calgary, major routes, schools, parks, playgrounds, shopping, transit, and all essential amenities. Whether you are looking for a comfortable home with income potential, a holding property with strong rental appeal, or a prime redevelopment opportunity, this is a property that delivers exceptional value today and into the future!