



**5640 Travis Street NE**  
**Calgary, Alberta**

**MLS # A2287901**



**\$594,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Thornccliffe           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 3 Level Split          |               |                   |
| <b>Size:</b>     | 1,047 sq.ft.           | <b>Age:</b>   | 1963 (63 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance |                   |      |

**Inclusions:** none

Open House Saturday March 7th 11 AM-1PM! Fully developed renovated 5 bedroom 3 bathroom single house in sought-after Thornccliffe. Great location close by a large park and just steps from Thornccliffe Greenview Community Centre. Walking distance to Centre Street the future Green-Line LRT and Deerfoot City. This family oriented home sits on a large lot with a single detached garage and back lane. Three + two bedrooms and three full bathroom home with a third level walk-up is perfect for a growing family. Master bedroom has a 4 pc en-suite bathroom. Two big bedrooms on lower level have big windows. Bay window in spacious living room. New kitchen cabinets and quartz counter-top. new flooring on the main and second floor. New painting through-out the house. Newer vinyl windows. hot water tank replaced in 2014. Shingles on both home and garage plus eaves troughs done in 2011. updated bathrooms.