



531 64 Avenue NW
Calgary, Alberta

MLS # A2300632



\$595,000

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

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

Inclusions: Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer

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.