



**5008 2 Street NW
Calgary, Alberta**

MLS # A2303445



\$620,000

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|------------------|--|---------------|-------------------|
| Division: | Thornccliffe | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,014 sq.ft. | Age: | 1954 (72 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, On Street, Overs | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Low Main | | |

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|--------------------|--------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: n/a

Attention investors, developers, and first-time buyers. This is the kind of property that delivers real flexibility. Welcome to this well-maintained bungalow in the established community of Thornccliffe, set on a great lot with front green space views and rear lane access. Clean, functional, and full of potential, this is a property you can move into today while keeping future options open. The main level features warm oak hardwood flooring throughout the bright living and dining areas, with a practical layout that includes three spacious bedrooms and a full 4-piece bathroom. Large windows bring in plenty of natural light, giving the home an open, comfortable feel. A separate rear entrance adds versatility to the layout. Downstairs, you’ll find a spacious lower level with one bedroom and a 3-piece bathroom, ideal for extended family, guests, or additional living space. The heavy lifting has already been done. Updates include newer basement windows (2023), new upstairs windows (2024), a high-efficiency furnace (2023), and a 200-amp electrical panel (2024). Outside, the property continues to deliver. Enjoy a large backyard with a deck, an oversized 26' x 25' double garage, additional parking off the alley, and convenient street parking right out front. Location matters, and this one is dialed in. Close to schools, parks, transit, and the Thornccliffe community centre, it checks the boxes for both convenience and long-term value. Move in, hold, or plan for the future. Opportunities like this don’t sit around.