



**223 56 Avenue NE**  
**Calgary, Alberta**

**MLS # A2201925**



**\$679,900**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Law		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows		

**Inclusions:** 2 x Refrigerators, 2 x Electric Stoves, Hood Fan

Whether you're a savvy investor or a family looking for a mortgage helper, look no further than this RENOVATED HOME with LEGAL 2-BED BASEMENT SUITE. Everyone gets their space, from the DOUBLE GARAGE w/ dedicated additional parking and double gated RV PARKING to the SEPARATE LAUNDRY, and lastly SEPARATE ENTRANCES. If the massive 51 x 107 ft lot isn't enough for your kids to enjoy the SUNNY SOUTH EXPOSURE in your backyard, head on over across the street to the GREEN SPACE perfect for playing catch or rough housing with Person's Best Friends. Your furry friend will love the freedom being so close to OFFLEASH DOG PARK (2 mins) and NOSE HILL PARK (5 mins). If your family enjoys an active lifestyle, head over to the COMMUNITY ASSOCIATION (Arena, bowling, racquetball, gym and more!), or a short 3 min drive to take the kids to swimming lessons. For a more relaxing day, hit up nearby DEERFOOT CITY, full of plenty of restaurants, shopping, and entertainment (4 mins). Upstairs you'll find a renovated kitchen: FULL HEIGHT CABINETS, STONE COUNTERS, SS APPLIANCES and 3 ample bedrooms, with durable LAMINATE FLOORING. Downstairs a great layout that doesn't feel like a basement: SEPARATED KITCHEN, Living/Dining in an OPEN CONCEPT, and 2 more large bedrooms! While located on a QUIET STREET with great CURB APPEAL, convenience and ease in this location is at this home's core. Groceries nearby (3 mins), and commuters will love the superior access to Centre St and Deerfoot, Downtown (10 mins only!) or choose to walk 4 mins to the Bus Rapid Transit line. Recent updates make this home move-in-ready and TURN KEY: Newer roof, HIGH EFFICIENCY FURNACE, VINYL WINDOWS. Don't miss this opportunity, come

see it today!