

5923 Centre Street NW
Calgary, Alberta

MLS # A2252917



\$599,990

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|-----------|--|--------|-------------------|
| Division: | Thorncliffe | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 789 sq.ft. | Age: | 1956 (69 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Carport, Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|-------------|--|
| Heating: | Forced Air, Natural Gas |
| Floors: | Vinyl |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full, Suite |
| Exterior: | Aluminum Siding , Concrete |
| Foundation: | Poured Concrete |
| Features: | Open Floorplan, Quartz Counters, Separate Entrance |

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|------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: mainfloor stove, dishwahser, fridge, microwave, hoodfan

Located right on Centre Street, this bungalow sits on a 63' by 100' lot, offering both immediate comfort and long-term upside as the area continues to be redeveloped and rezoned. The main floor has been thoughtfully renovated with new vinyl flooring, a custom-built kitchen, built-in bedroom closets, and an updated bathroom. Step outside to a private deck, or head downstairs to the separate illegal suite, complete with its own separate entrance. The parking situation is unmatched: a double detached garage, single carport, and two additional parking spots—all lined up in the back, plus front access from Centre Street that leads straight into the garage. With so much parking, every occupant has space. A bus stop to downtown is just a short two-minute walk away, making this property ideal for tenants or future redevelopment. Whether you're an investor looking for land value growth, or a homebuyer wanting income potential and unbeatable parking, this is a great property in a rapidly evolving location.