

**5623 Centre Street NW  
Calgary, Alberta**

**MLS # A2256230**



**\$599,990**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Rare opportunity to own a 5-bedroom bungalow on almost a 6,000 sq ft lot in the heart of Thorncliffe, right on Centre Street! Perfectly positioned across from Thorncliffe Greenview Community Centre&mdash;with skating club, toboggan hill, golf course, and sports fields&mdash;and STEPS TO bus stops with direct connections across the city, this property offers unmatched convenience. Walking distance to schools and just 10 minutes to Nose Hill Park, shopping centres, banks, clinics, and government service hubs. The MAIN FLOOR features 3 bedrooms, a kitchen, a living room, and a full bathroom, while a SEPARATE ENTRANCE leads to a fully developed basement with an illegal suite that includes a living room, kitchen, full bathroom, and 2 additional rooms ideal for bedrooms, guest rooms, office, hobby, or gym space. PARKING is abundant with a front single attached garage, a concrete driveway, plus 2 rear parking stalls (convertible to a garage or carport). With nearly 2,000 sq ft of living space, this property is ideal for large families, investors seeking rental potential, or developers looking for a prime redevelopment/rebuild opportunity. Remodel it into your dream home, generate rental income, or build new on this rare bungalow lot in a central location! Don&rsquo;t miss out&mdash;schedule your viewing today.