

# \$550,000 - 5242 Thomas Street Ne, Calgary

MLS® #A2209176

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.12 Acres

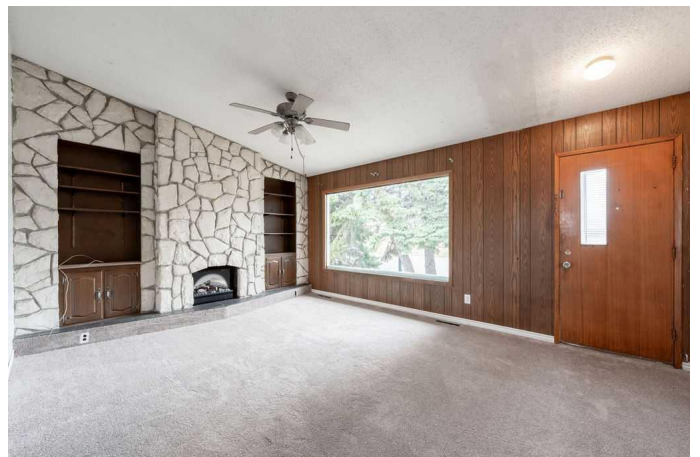
Thornccliffe, Calgary, Alberta

Opportunity knocks with this 1026 sqft bungalow on a 5,200 sqft lot. Side entrance off the back to the basement gives the investor many possibilities for a potential suite with income generation (See city for rules and permitting). Perfect for multi generational families, or someone seeking a starter home. The 3 beds up with large living room opens to a kitchen with endless possibilities for the DIY buyer. Down below is a blank canvas that currently is set up with two rooms, a rec room, a bar area and 3 a piece bath. Outside you'll find a huge yard to enjoy, a two car garage alongside extra parking. Thornccliffe is a well-established community in Calgary, known for its convenient access to various amenities and services. The neighborhood offers residents proximity to schools, parks, shopping centers, and public transportation options, contributing to its appeal for families and individuals alike.? Don't miss out! Call to view today!

Built in 1962

## Essential Information

MLS® #	A2209176
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,026



Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5242 Thomas Street Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3V7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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