

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

MLS® #A2209176

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.12 Acres

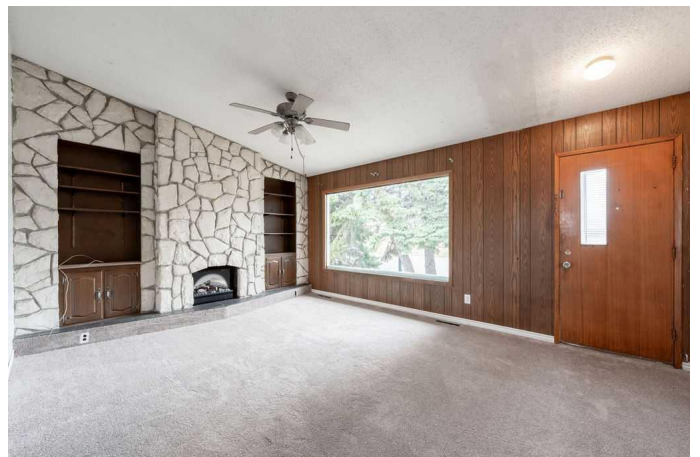
Thornccliffe, Calgary, Alberta

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 | 29              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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