



## 5514 54 Street Calgary Alberta

\$514,900

**\*\*Open House Sat June 7 2 PM - 4 PM\*\*** Welcome to this fully renovated gem located in the heart of Falconridge, perfect for first-time buyers, investors, or newcomers to the city. Enjoy incredible convenience with Catholic and junior schools just steps away, along with nearby grocery stores, a commercial plaza, and excellent transit connections. This home has been completely gutted and thoughtfully upgraded throughout. The upper floor features 3 spacious bedrooms and a modern full bathroom, while the main level offers a bright and inviting living room with large windows, dimmable lighting, and a stylish feature wall. The brand-new kitchen is designed to impress with quartz countertops, dual-tone cabinets, and a seamless flow for everyday living and entertaining. A convenient half bath completes the main level. The property also includes a fully finished illegal basement suite with its own private entrance, 1 bedroom, a full bathroom, separate laundry, and an open living space -- ideal for generating additional rental income or hosting extended family. Step outside to a newly built deck and manicured backyard, creating the perfect outdoor retreat for summer gatherings and relaxation. With rental potential of \$2,500+ per month and move-in ready condition, this home is a fantastic opportunity in one of Calgary's most connected communities. Whether you're looking to invest or settle in, don't miss out -- this one won't last long! (id:6769)

4pc Bathroom 4.92 Ft x 7.33 Ft

Bedroom 9.08 Ft x 10.67 Ft

Family room 10.83 Ft x 7.83 Ft

Kitchen 12.75 Ft x 10.83 Ft

Laundry room 6.83 Ft x 10.83 Ft

2pc Bathroom 5.25 Ft x 4.17 Ft

Dining room 9.67 Ft x 7.42 Ft

Kitchen 14.92 Ft x 11.92 Ft

Living room 11.92 Ft x 12.00 Ft

4pc Bathroom 5.50 Ft x 7.08 Ft

Bedroom 8.00 Ft x 11.67 Ft

Bedroom 8.83 Ft x 8.25 Ft

Primary Bedroom 15.08 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
Creekside Realty

**RE/MAX**  
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