



# 5607 Thorndale Place Calgary Alberta

\$630,000

Incredible investment or development opportunity in this legal suited bungalow! Outstandingly located on an oversized 55' x 100' lot directly across the street from 2 elementary schools and playgrounds. Just around the corner are extensive amenities including Safeway and Shoppers and numerous others along Northmont Drive. Also within walking distance are both junior and senior high schools, transit, the wonderful community centre and tranquil Nose Hill Park. This spacious and bright bungalow offers 2 rental opportunities or extra privacy and space for multi-generational living thanks to separate entrances and separate laundry. Large windows, hardwood floors and a neutral paint pallet on the main floor create an inviting space to come home to. The living room entices relaxation with a cutout into the kitchen for great connectivity allowing for unobstructed conversations to flow naturally. Corner windows stream a ton of natural light into the updated kitchen with a pantry for extra storage and plenty of space to gather over a delicious meal. Both bedrooms are generously sized and separated by the 4-piece bathroom and in-suite laundry, no need to share with the lower level! A separate entrance leads to the 2 bedroom legally suited basement with an optimal layout for tenants or extended family members. Lots of living space, a full kitchen, 2 large bedrooms, a full 4-piece bathroom and its own private laundry add to the comfort of this level. Mature landscaping in the sunny west-facing backyard creates a private and inviting backyard oasis with plenty of grassy spaces for kids and pets to play. A single detached garage leads to a huge concrete parking pad providing ample off-street parking. This home has it all including an exceptional location within walking distance to everything. Just an 8 minute walk takes you to one of the biggest community centres in Calgary with ...

Kitchen 11.75 Ft x 12.67 Ft  
Living room/Dining room 11.00 Ft x 7.33 Ft  
Furnace 9.83 Ft x 20.33 Ft  
Bedroom 7.83 Ft x 14.50 Ft  
Bedroom 13.25 Ft x 9.08 Ft  
4pc Bathroom .00 Ft x .00 Ft

Living room 11.25 Ft x 16.75 Ft  
Kitchen 7.75 Ft x 13.58 Ft  
Dining room 5.92 Ft x 10.58 Ft  
Primary Bedroom 10.33 Ft x 12.08 Ft  
Bedroom 9.92 Ft x 11.67 Ft  
4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Foyer 3.42 Ft x 3.42 Ft