



## 5415 Centre A Street Calgary Alberta

\$649,900

**\*\*OPEN HOUSE Saturday March 14th 12:00-1:30\*\***Welcome to this exceptional bungalow with over 2000sf. in developed space, in the established community of Thorncliffe, offering incredible versatility, income potential, and an unbeatable inner-city location just minutes from downtown Calgary. Situated on a massive treed lot, this property blends comfortable family living with outstanding redevelopment potential, making it an ideal opportunity for homeowners, investors, and builders alike. With new siding and a new roof (a 33k added bonus), this home offers peace of mind and enhanced curb appeal, ensuring durability and long-term value. The main floor features three spacious bedrooms and a full bathroom, complemented by beautiful natural hardwood flooring throughout, adding warmth, character, and timeless appeal. The inviting living area is anchored by a cozy gas fireplace, creating the perfect focal point and a welcoming atmosphere during Calgary's cooler months. The kitchen is equipped with stainless steel appliances, offering a clean, modern touch that pairs perfectly with the home's bright and functional layout. Large windows fill the space with natural light, enhancing the open and comfortable design while the classic bungalow style ensures easy everyday living. The lower level features an illegal secondary suite complete with its own private entrance, a generous bedroom, full bathroom, and independent living space—creating an excellent mortgage helper or reliable rental income stream to significantly offset ownership costs. Step outside to your private outdoor retreat featuring a large sunny deck, perfect for entertaining or relaxing in the warmer months. Unwind year-round in the SpaBerry hot tub, creating a true backyard oasis. The expansive yard also features beautifully maintained raised garden beds and mature trees, offering both privacy and the perfect setti...

Other 12.58 Ft x 9.33 Ft  
Family room 26.42 Ft x 11.83 Ft  
Storage 7.50 Ft x 10.00 Ft  
Furnace 11.83 Ft x 4.08 Ft  
Bedroom 10.75 Ft x 11.83 Ft  
3pc Bathroom 7.58 Ft x 5.42 Ft

Dining room 9.33 Ft x 8.25 Ft  
Living room 12.67 Ft x 13.00 Ft  
Laundry room 2.92 Ft x 2.75 Ft  
Primary Bedroom 11.42 Ft x 12.25 Ft  
Bedroom 11.42 Ft x 8.17 Ft  
Bedroom 8.58 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

**RE/MAX Realty Professionals**

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Kitchen 9.33 Ft x 10.58 Ft

1pc Bathroom 4.92 Ft x 8.08 Ft