

# \$499,900 - 5230 4 Street Nw, Calgary

MLS® #A2191662

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,060 sqft  
Residential on 0.12 Acres

Thornccliffe, Calgary, Alberta

Mid century modern flair providing endless potential with a stylish sunken living room featuring large windows and a floating ceiling. This unique home is located in the sought-after community of Thornccliffe and nestled on a corner lot with easy access to downtown, Deerfoot Trail, Deerfoot City, John Laurie Blvd, the airport, and more! Walk to retail shops, schools, strip malls, Nose Hill Park, Egert's Park and various off-leash areas. Boasting many upgrades including a newer roof, hot water tank (2022), garage roof shingles (2024), new siding (2024). The side door basement access could provide a perfect opportunity to develop a self contained secondary suite subject to approval and permitting by city/municipality. Quick possession is available and transit is just outside your door!

Built in 1956

## Essential Information

MLS® #	A2191662
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.12
Year Built	1956



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5230 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1A6

### **Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Other
Lot Description	Lawn, Level, See Remarks, Pie Shaped Lot
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	28
Zoning	R-CG

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

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