

# \$599,990 - 5623 Centre Street Nw, Calgary

MLS® #A2256230

**\$599,990**

5 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Rare opportunity to own a 5-bedroom bungalow on almost a 6,000 sq ft lot in the heart of Thornccliffe, right on Centre Street! Perfectly positioned across from Thornccliffe Greenview Community Centre with skating club, toboggan hill, golf course, and sports fields and STEPS TO bus stops with direct connections across the city, this property offers unmatched convenience. Walking distance to schools and just 10 minutes to Nose Hill Park, shopping centres, banks, clinics, and government service hubs. The MAIN FLOOR features 3 bedrooms, a kitchen, a living room, and a full bathroom, while a SEPARATE ENTRANCE leads to a fully developed basement with an illegal suite that includes a living room, kitchen, full bathroom, and 2 additional rooms ideal for bedrooms, guest rooms, office, hobby, or gym space. PARKING is abundant with a front single attached garage, a concrete driveway, plus 2 rear parking stalls (convertible to a garage or carport). With nearly 2,000 sq ft of living space, this property is ideal for large families, investors seeking rental potential, or developers looking for a prime redevelopment/rebuild opportunity. Remodel it into your dream home, generate rental income, or build new on this rare bungalow lot in a central location! Don't miss out schedule your viewing today.

Built in 1955



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256230    |
| Price          | \$599,990   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,063       |
| Acres          | 0.14        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5623 Centre Street Nw |
| Subdivision | Thorncliffe           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 0T4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                 |
| Appliances        | Dryer, Refrigerator, Washer, Electric Range, Microwave Hood Fan |
| Heating           | Forced Air                                                      |
| Cooling           | None                                                            |
| Fireplace         | Yes                                                             |
| # of Fireplaces   | 1                                                               |
| Fireplaces        | Gas                                                             |
| Has Basement      | Yes                                                             |
| Basement          | Full                                                            |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 50                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |        |
|----------------|--------|
| Listing Office | WExcel |
|----------------|--------|

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