

\$679,900 - 223 56 Avenue Ne, Calgary

MLS® #A2201925

\$679,900

5 Bedroom, 2.00 Bathroom, 1,138 sqft
Residential on 0.13 Acres

Thornccliffe, Calgary, Alberta

Whether you're a savvy investor or a family looking for a mortgage helper, look no further than this RENOVATED HOME with LEGAL 2-BED BASEMENT SUITE. Everyone gets their space, from the DOUBLE GARAGE w/ dedicated additional parking and double gated RV PARKING to the SEPARATE LAUNDRY, and lastly SEPARATE ENTRANCES. If the massive 51 x 107 ft lot isn't enough for your kids to enjoy the SUNNY SOUTH EXPOSURE in your backyard, head on over across the street to the GREEN SPACE perfect for playing catch or rough housing with Person's Best Friends. Your furry friend will love the freedom being so close to OFFLEASH DOG PARK (2 mins) and NOSE HILL PARK (5 mins). If your family enjoys an active lifestyle, head over to the COMMUNITY ASSOCIATION (Arena, bowling, racquetball, gym and more!), or a short 3 min drive to take the kids to swimming lessons. For a more relaxing day, hit up nearby DEERFOOT CITY, full of plenty of restaurants, shopping, and entertainment (4 mins). Upstairs you'll find a renovated kitchen: FULL HEIGHT CABINETS, STONE COUNTERS, SS APPLIANCES and 3 ample bedrooms, with durable LAMINATE FLOORING. Downstairs a great layout that doesn't feel like a basement: SEPARATED KITCHEN, Living/Dining in an OPEN CONCEPT, and 2 more large bedrooms! While located on a QUIET STREET with great CURB APPEAL, convenience and



ease in this location is at this home's core. Groceries nearby (3 mins), and commuters will love the superior access to Centre St and Deerfoot, Downtown (10 mins only!) or choose to walk 4 mins to the Bus Rapid Transit line. Recent updates make this home move-in-ready and TURN KEY: Newer roof, HIGH EFFICIENCY FURNACE, VINYL WINDOWS. Don't miss this opportunity, come see it today!

Built in 1963

Essential Information

MLS® #	A2201925
Price	\$679,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,138
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	223 56 Avenue Ne
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0L1

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Parking Pad, Rear Drive, RV Access/Parking, RV Gated
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Washer, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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