

**4 Laycock Drive NW**  
**Calgary, Alberta**

**MLS # A2231488**



**\$575,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

<b>Inclusions:</b>	NA
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Corner lot! Handyman special.. Renovate and put in a basement suite for additional income or great for new development. Location, location, location! This is a fantastic 60 x 100' lot with no neighbors only on one side. A traditional, two bedrooms and a bathroom , and a formal dining room upstairs and two non-conforming bedrooms and a bathroom in the basement with a single car garage. This home could be renovated into your dream home - wide open for your ideas. There is tons of parking. Close to schools, shopping, main roads, McKnight Boulevard and Deerfoot Trail, downtown, tons of amenities. Call your Realtor today!