

**427 Tache Avenue NW**  
**Calgary, Alberta**

**MLS # A2273238**



**\$549,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Only Once in a while you will rarely find an Original Owner Lovingly Cared for Home like this Beautifully Located Thorncliffe Property!! Great Floorplan & Very Well Maintained with original hardwood flooring under carpet in the Very Spacious Living Room & Bedrooms! Large Kitchen & Breakfast Nook! The Master/Primary Bedroom Features a Walk-In Closet not typically found in this era of Home! Nicely Developed Lower Level with a "Classic Roomy, Rustic" Rec Room & Bar PLUS a Large 4th Bedroom(non compliant egress window) as well as "Plenty" of Storage & Workshop area! Absolutely Gorgeous Yard with Slate Tile at the Front Patio & a Brick Patio in the Private Backyard! PERFECT LOCATION near All Amenities!!