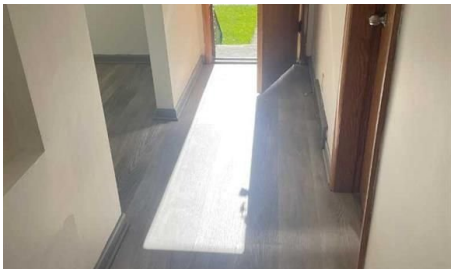
120 54 Avenue NW

Calgary | Active | MLS® A2345847

$499,800









Bedrooms	Bathrooms	Year Built	Living area
4	**1**	**1955**	**1,008 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Charming classic neighborhood with a purely good soul and abundant homes with potential, here is an opportunity for just that. Someone willing to take this amazing location land and home and transform it to almost anything you could ever want. Home is solid and can be renovated or build your investment with new homes on the land, House has 3 bedrooms on the main floor and a developed basement, can be easily rented until your new plans are made on this 60ft wide peice of land. Were pricing to sell dont miss out call today for all information. Builders & investors are welcome.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345847
Bedrooms	4
Bathrooms	1
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,008 sq. ft.
Main Level Finished Area:	1,008 sq. ft.
Below Grade Finished Area:	1,008 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	60' 1/8 "

Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1955 (Age: 71)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	883GT
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Driveway, Single Garage Detached
Parking Places:	4

Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Thorncliffe
Appliances:	See Remarks
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 17'3" × 11'7" ·
Main Floor	Kitchen · 12'8" × 11'11" ·
Main Floor	Bedroom - Primary · 13'10" × 9'6" ·
Main Floor	Bedroom · 11'11" × 11'3" ·
Main Floor	Bedroom · 11'11" × 8'1" ·
Lower Level	Bedroom · 14'11" × 12'2" ·
Lower Level	Flex Space · 18'6" × 11' ·
Lower Level	Laundry · 22' × 15' ·
Lower Level	Storage · 15'8" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	See Remarks
Exterior Features:	Garden
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N

Zoning:	R-CG
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/120-54-avenue-nw-calgary-a2345847/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.