

# \$579,500 - 6119 Thornaby Way Nw, Calgary

MLS® #A2195691

**\$579,500**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.12 Acres

Thorncliffe, Calgary, Alberta

Lovely bright and sunny bi-level home located in the desirable community of Thorncliffe. Featuring four bedrooms, two bathrooms, and an illegal basement suite, this home allows for lots of family potential. As you enter the main floor you are greeted by a nice foyer and large living room including a unique key hole archway. Ahead you find the nice sized kitchen and separate formal dining room leading to the large deck. Down the hall to the right are two large bedrooms including the primary with double closets. A four-piece bath completes the main floor. Headed down to the lower level is a nice large family room and beautiful wood burning fireplace. Two bedrooms, a full size kitchen and 3-piece bath allow for this level to be used as a separate illegal suite. Outside is a lovely fenced back yard perfect for family time. Thorncliffe provides easy access to amenities, Deerfoot trail and many schools and shopping. You can check out this "As Seen On TV" community, recently featured in "Hello, Love Again" currently #5 on Netflix! This home will be sure to go quickly, so don't hesitate and contact your realtor today to schedule a viewing!

Built in 1976

## Essential Information

MLS® #                   A2195691

Price                     \$579,500



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,002       |
| Acres          | 0.12        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6119 Thornaby Way Nw |
| Subdivision | Thorncliffe          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 5K7              |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 1    |
| Parking        | None |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                        |
|--------------|------------------------|
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 60                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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