

\$573,900 - 6303 Thorncliffe Drive Nw, Calgary

MLS® #A2086809

\$573,900

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.13 Acres

Thorncliffe, Calgary, Alberta

Welcome to this well-maintained cozy bungalow nestled on a large corner lot with over 1,067+ sq ft in the heart of Thorncliffe. The functional 4 bedroom, 2 bathroom layout is perfect for families. Great entertaining space off foyer featuring a large living room and cozy dining area. The upgraded kitchen boasts gleaming maple cabinets, plenty of storage and counter space, granite countertops and a breakfast bar. The main floor features hardwood floors and large windows flooding the rooms with natural light. Three spacious bedrooms, including a massive primary bedroom complete the main level. The finished basement boasts engineered wood floor on this level, a large rec room and a stone surrounding wood-burning fireplace, ideal for movie nights and many other activities, and laundry room as well as a 4th bedroom. The second bathroom in the basement adds convenience and functionality to this level. This home presents an opportunity to suite the basement for a mortgage helper, with an existing separate entrance; A secondary suite would be subject to approval and permitting by the city/municipality. Notable features of this home include air conditioning for optimal comfort and a new hot water tank installed in 2022. The highlight of this property is its large private PVC, no maintenance fenced yard, providing ample space for outdoor activities and an underground sprinkler that has been winterized. Enjoy the covered concrete patio, perfect for entertaining and relaxing – a



double oversized detached garage with fenced in RV parking beside it. This property offers convenience and accessibility to parks, pathways, transit options, schools of all levels, and shopping amenities. Minutes away from downtown and major thoroughfares with easy access to various destinations. Don't miss out on this fantastic opportunity to own a well-maintained bungalow with a central location.

Built in 1966

Essential Information

MLS® #	A2086809
Price	\$573,900
Sold Price	\$568,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.13
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6303 Thorncliffe Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3A8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Suspended Ceiling, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Glass Doors, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard, Private Yard
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 27th, 2023
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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