

\$565,000 - 5412 Thornbriar Road Nw, Calgary

MLS® #A2179054

\$565,000

3 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

OPEN HOUSE Saturday, 23rd November,
1:00-4:00pm

Recently updated 3 bedroom bungalow located on an oversized lot, on a quiet street in Thorncliffe. Conveniently located near schools, Nose Hill Park, shopping, recreational facilities, public transport, with quick access to downtown. The main floor boasts updates that are restrained and elegant. The newly refinished oak floors, muted white trim and cabinetry is reminiscent of Scandinavian influences and provides a simple palette that has wide appeal. There are two good sized bedrooms, the space between the living room and the kitchen has been partially opened and generous natural light flows throughout the upper level. The basement has a large storage area located off the laundry room, as well as an illegal basement suite with large windows, good natural light, hardwood floors throughout, 3 piece bathroom, bedroom, large living room (could be converted to fourth bedroom), and a recently updated kitchen. The basement also has a sump pump. Outside, a west facing deck off the front entry for enjoying sunlit evenings in the summer. The large, flat, SE-facing backyard is bathed in sunlight for most of the day and a mature ash tree provides shade and protection with its™s overhanging limbs. Updates in 2024 include a new fence, a new rear deck, bathroom vanity & faucet, new hot water tank, refinished oak hardwood floors throughout the main floor, fresh painted walls, ceilings, and trim work throughout the whole



home, as well as new lighting fixtures. Kitchen cabinetry and appliances have all been replaced within the last 10 years, on both the main floor and in the basement suite. Roof shingles and fascia boards replaced and soffit repainted in 2017. Existing 60 amp service has been updated to 100 amp. The majority of the existing electrical wiring has been updated. The existing copper water lines have been updated to PEX.

Built in 1955

Essential Information

MLS® #	A2179054
Price	\$565,000
Sold Price	\$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5412 Thornbriar Road Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2X8

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Garden, Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	November 26th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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