



**1 Thorncliffe Crescent NW
Calgary, Alberta**

MLS # A2290536



\$639,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to 1 Thorncliffe Crescent NW, MASSIVE CORNER LOT! a fantastic opportunity in the well-established community of Thorncliffe. This charming bungalow has seen numerous upgrades over the years, offering both comfort today and potential for the future. Improvements include newer siding, roof, furnace, air conditioning, and an updated electrical panel, giving buyers peace of mind on many of the home's major components. The property also features a heated, insulated oversized double garage with 220 wiring, ideal for Calgary winters, hobbyists, or extra storage. The main floor features a functional layout with three bedrooms and a redesigned bathroom, creating a comfortable living space for families or those seeking single-level living. Downstairs, the basement has been thoughtfully finished and includes a spacious fourth bedroom and a spa-like bathroom, providing excellent additional living space for guests, a growing family, or a private retreat. Situated on a desirable corner lot, this home offers flexibility for the next owner move in and enjoy as is, update further to your taste, or explore future redevelopment potential. With its solid upgrades, versatile layout, and great lot, 1 Thorncliffe Crescent NW is a property full of possibilities.