



1031 Thornecroft Drive NW
Calgary, Alberta

MLS # A2309461



\$585,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Garage Faces Front, Single Garage A		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: Fridge in basement, Garage keypad, Security hardware, Kitchen table

Nestled on a quiet street in the highly accessible community of Thornccliffe, this unique original-owner 1235 sq. ft fully finished walkout bungalow features central air conditioning, a main floor sunroom and separate basement entrance offering an incredible combination of space and functionality. The main floor welcomes you with a spacious living room centered around a classic stone-surround fireplace, flowing into a bright central kitchen with island seating and an adjoining dining area. At the back of the home, the sun-filled sunroom overlooks the exceptionally private, maturely landscaped backyard, creating a peaceful extension of the living space. Three bedrooms, including the primary suite, along with a bright 3-piece bathroom, complete the ideal main level. The fully finished walkout basement adds tremendous versatility with a massive recreation room, office/guest room with walk-in closet, 3-piece bathroom, laundry area, extensive storage space, and an additional lower sunroom with direct backyard access. Outside, the sunny south-facing pristine backyard offers a private retreat framed by mature trees and lush greenery. The home also includes a single attached garage and additional driveway parking. Lovingly maintained by its original owner, this home presents a rare opportunity to own a solid, spacious bungalow with timeless charm and incredible potential to personalize or modernize over time. Adding to its appeal, original hardwood floors are preserved beneath much of the main floor carpet, offering an exciting opportunity to restore their original character and warmth.. Located in the highly convenient community of Thornccliffe, this home is just minutes from Nose Hill Park, Egerts Park, schools, shopping, transit, and everyday amenities. With quick access to 4th Street and Deerfoot Trail, commuting throughout Calgary and downtown is fast and

convenient while still enjoying a quiet, established neighborhood atmosphere. Rare bungalows like this don't come along often
book your showing today!