



**416 Thornhill Place NW
Calgary, Alberta**

MLS # A2311932



\$899,999

Division:	Thorncliffe		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,501 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Enclosed, Front Drive, Interlocking Driveway, Oversized, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: none

OPEN HOUSE SUNDAY 1-4PM. Welcome to this bright and beautifully modernized home located in the mature inner-city community of Thorncliffe, ideally situated on a quiet tree-lined street just minutes from downtown Calgary. Lovingly maintained by proud homeowners, this thoughtfully renovated residence features over \$200,000 in upgrades and renovations, offering the perfect blend of modern comfort, functional living, and established neighborhood charm. Set on a wide conventional lot, this home offers approximately 2,500 sq.ft. of fully renovated living space above grade. The main floor features a bright and inviting living room filled with natural light, a convenient 2-piece powder room, and a stunning gourmet kitchen complete with quartz countertops, a large central island, gas stove, built-in oven, chimney hood fan, and custom white oak cabinetry with full-depth soft-close drawers. The spacious dining area anchored by a walnut dining table (include as part of the sale) flows seamlessly into the sunroom and out onto the large rear deck, creating an ideal setup for everyday living and entertaining. The upper level showcases a spacious family room with beautiful downtown views, four generously sized bedrooms, and two full bathrooms. The primary retreat is filled with natural light and offers a flexible private den perfect for a reading nook, nursery, home office, or custom closet space along with a spa-inspired 5-piece ensuite. The approximately 1000 sq.ft. basement remains unspoiled with a separate entrance provides endless potential for future development tailored to your needs. Step outside to enjoy the private backyard featuring a large deck ideal for summer barbecues and outdoor gatherings, a substantial storage shed, and a generous garden bed ready for the avid gardener. The width of the lot also provides excellent potential for future garage development.

Enjoy an unbeatable location steps from the Nose Hill Park pathway system with quick access to Deerfoot Trail, McKnight Boulevard, Centre Street, 4th Street, 14th Street, and John Laurie Boulevard. Transit access is excellent with nearby routes including 2, 3, 300, and MAX Green. Conveniently located close to Superstore, Save-On-Foods, No Frills, Starbucks, GoodLife Fitness, Walmart, Canadian Tire, Shoppers Drug Mart, medical clinics, pharmacies, and more. Families will appreciate the proximity to Thorncliffe Elementary, Colonel Sanders School (K-12), Sir John A. Macdonald School, John G. Diefenbaker High School, and James Fowler High School. Investor Alert: Potential future rezoning opportunity for duplex development or two separate single-family homes. Please contact the listing agent for additional details.