



**6119 Blackthorn Crescent NE
Calgary, Alberta**

MLS # A2319934



\$584,900

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Private, Rectangular Lot, S		

Heating:	Fireplace(s), Forced Air, Wood Stove	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Central Vacuum (as-is)

Welcome to this well-maintained and updated bungalow situated on a 5,500 sq. ft. lot, on a quiet crescent, in the established community of Thornccliffe. Offering 3 bedrooms on the main floor plus a fourth bedroom in the basement (window does not meet current egress requirements), this home provides plenty of space for families, guests, a home office or home gym. Updates include fresh paint throughout, new main floor windows, luxury vinyl tile flooring in the kitchen and bathrooms, new kitchen and laundry appliances with transferable extended warranties, recent hot water tank, updated lighting, recent soffits, fascia, eaves troughs, downspouts on house and garage, and recent shingles and new garage door opener on the garage. The functional layout, mature lot, and detached oversized two car garage (currently one half set up as hobby room/storage) make this a great opportunity for buyers looking for a move-in-ready home in a central location. Thornccliffe is known for its mature trees, wide streets, and abundance of green space. Just a short walk away, Laycock Park offers baseball diamonds, open green space, a large off-leash dog park, and scenic views overlooking downtown Calgary. The nearby Nose Creek Pathway system provides kilometers of walking and cycling trails, connecting residents to the Bow River pathway network, downtown vibe in Calgary, and numerous parks throughout the city. The Thornccliffe Greenview Community Association is also within walking distance and serves as a hub for recreation and community events. Residents enjoy access to an arena, bowling alley, racquet courts, gymnasium, disc golf course, community garden, and inclusive playground, along with a variety of programs for all ages. In addition, the Thornhill Aquatic & Recreation Centre, Judith Umbach Public Library, Thornhill Tennis/Pickleball courts and Huntingdon

Hills Skatepark are within walking distance. Commuters will appreciate the exceptional access to Deerfoot Trail, Centre Street, McKnight Boulevard, and downtown Calgary. Whether you drive, cycle, or take advantage of the MAX transit network, getting around the city is simple. Shopping, dining, and entertainment are all nearby, including Deerfoot City, No Frills, Save-on Foods, Starbucks and Tim Hortons, while all levels of school, parks, transit, and everyday amenities are just minutes from your doorstep. This is an excellent opportunity to own a spacious bungalow in a well-established community that combines convenience, recreation, and connectivity.