



GRASSROOTS
REALTY GROUP

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639 Thornhill Drive NW
Calgary, Alberta

MLS # A2321061



\$734,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	1
Garage:	None, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

A rare and highly desirable infill development lot in the established community of Thorncliffe (NW Calgary), offering exceptional location advantages and fully approved plans for immediate construction. This property is zoned R-CG and comes with an approved Development Permit for two detached single-family homes (~2500sqft each with 5 bedrooms, gym, rec room, 4.5 bathroom), each designed with a front-attached double garage—a premium feature seldom available in inner-city infill projects. Positioned directly across from TLC Elementary School and backing onto a beautiful dog-park green space, the site provides an ideal blend of family-friendly convenience and unobstructed natural views. Few lots offer this combination of front-to-back openness, making it a standout opportunity for builders, investors, or homeowners seeking a custom build. All City of Calgary levies have been fully paid, significantly reducing upfront development costs. In addition, complete architectural and structural drawings are included, saving months of design time and allowing you to move straight into the building phase. Whether you plan to build and sell, build and hold, or create multi-generational living options, this property delivers the zoning flexibility, approvals, and location advantages that make infill projects successful.