



**6215 Thorncliffe Drive NW**  
**Calgary, Alberta**

**MLS # A2324574**



**\$585,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Carport, Covered, Driveway, Garage Faces Front, Insulated, Sit		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Fruit Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bathroom Rough-in, Ceiling Fan(s), Laminate Counters, No Smoking Home, Wet Bar		

**Inclusions:** NA

**OPEN HOUSE Saturday, July 11th: 11:00-1:00pm and 2:00-4:00pm!!!** Location, location, location!! Set on a large corner lot in the sought-after inner-city neighbourhood of Thorncliffe, this lovingly maintained 3-bedroom bungalow is full of charm, character, and opportunity. Proudly cared for by its original owner, the home showcases a blend of timeless touches and thoughtful updates throughout. The bright main floor features a welcoming living room with a cozy corner gas fireplace, and a freshly refinished hardwood floor! Fresh paint, new light fixtures, new switches and plug-ins, and new light fixtures(June 2026) throughout the main floor! Beautiful original hardwood floors in all of the bedrooms and hallway! The functional layout offers comfortable everyday living for families, first-time buyers, or investors alike. Downstairs, the fully developed basement is a true throwback in the best way possible &mdash; complete with a retro bar, iconic red shag carpet, and a wall-mounted electric fireplace that creates the ultimate space for entertaining, relaxing, or hosting game nights. A separate back entry offers excellent potential for a future secondary suite (subject to city approval). Outside, enjoy the beautifully maintained yard with established garden beds, a stone patio, gazebo, greenhouse and garden shed &mdash; the perfect setting for summer evenings. The oversized detached single garage with an attached carport provides ample off-street parking and storage space. Major updates including the roof(2016), furnace, and hot water tank have all been completed within the last 10 years, offering peace of mind for years to come. Conveniently located close to major bus routes, schools, shopping, recreation centres, green spaces, and pathways, this is a rare opportunity to own a solid, well-cared-for home in an unbeatable location!