# \$499,999 - 6119 Thornaby Way Nw, Calgary

MLS® #A2240427

#### \$499,999

4 Bedroom, 2.00 Bathroom, 1,002 sqft Residential on 0.12 Acres

Thorncliffe, Calgary, Alberta

We don't believe this will be here too long at this price. Don't miss out on the opportunity to own this bi-level home located in Thorncliffe. With four bedrooms, two bathrooms and an Illegal basement suite, this home has endless opportunities for families, investors and flippers. As you enter the main floor you are greeted by a nice foyer and large living room including a detailed key hole archway. The well sized kitchen and separate formal dining room lead out to the large deck. Down the hall to the right are two large bedrooms including the primary with double closets. A four-piece bath completes the main floor. Headed down to the lower level is a large family room with wood burning fireplace. Two bedrooms, a full size kitchen and 3-piece bath allow for this level to be used as a separate illegal suite. With a few upgrades and permits this space adds a great extra income. Outside is a lovely fenced back yard perfect for family time. The community of Thorncliffe provides easy access to amenities, Deerfoot trail and many schools and shopping. Contact your realtor for a showing today!







Built in 1976

#### **Essential Information**

MLS® # A2240427 Price \$499,999

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,002 Acres 0.12 Year Built 1976

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 6119 Thornaby Way Nw

Subdivision Thorncliffe
City Calgary
County Calgary
Province Alberta
Postal Code T2K5K7

#### **Amenities**

Parking Spaces 1

Parking None

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 17th, 2025

Days on Market 108
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Realty Professionals

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