

# \$649,000 - 1015 Thorneycroft Drive Nw, Calgary

MLS® #A2227630

**\$649,000**

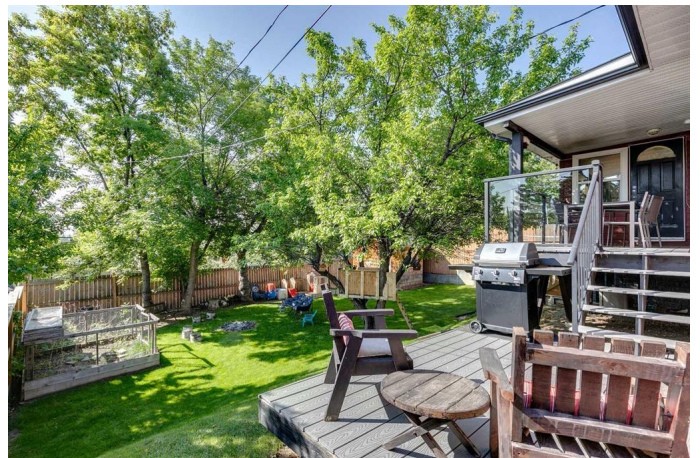
4 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

**\*\*Open House Saturday June 21 1pm- 4pm\*\***

Welcome to this beautifully upgraded and meticulously maintained detached home, ideally situated on a 60-foot-wide lot in the heart of Thornccliffe. Boasting over 2,050 sq ft of total developed living space, this home offers the perfect combination of functionality, comfort, and lifestyle. Step into a large, welcoming entrance that opens to a spacious main floor living room, filled with natural light—ideal for gatherings or everyday relaxation. The modernized kitchen features quality finishes and flows seamlessly into the bright dining room, which overlooks the sun-soaked south-facing backyard. Upstairs, you'll find three generously sized bedrooms, perfect for families or guests. The fully developed walk-out basement expands your living space with a fourth bedroom, a large family room, and two additional rooms—ideal for a home office, gym, or creative studio. Out back, enjoy your private outdoor retreat: a two-level deck, mature trees, and a spacious shed, all set within a beautifully landscaped, south-facing yard that's perfect for summer relaxation and entertaining. Additional features include front-drive off-street parking for added convenience, New Roof (2020), upgraded vinyl windows and so much more with a location that simply can't be beat. You're minutes from Deerfoot City, local shopping plazas, grocery stores, and dining options. The Thornccliffe Community Center hosts regular



events that bring neighbors together, while Egerts Park and Nose Hill Park offer scenic trails, off-leash areas, and peaceful green space. Commuters will love the easy access to Centre Street, Deerfoot Trail, and excellent public transit, making downtown Calgary just a short trip away. This is the perfect blend of space, upgrades, location, and lifestyleâ€”sitting on a beautiful lot in one of Calgaryâ€™s most connected communities

Built in 1957

**Essential Information**

MLS® #	A2227630
Price	\$649,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1015 Thorneycroft Drive Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K3K7

**Amenities**

Parking Spaces	2
Parking	Front Drive, Off Street, Parking Pad, RV Access/Parking, Tandem

**Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Rimrock Real Estate
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.