



\$ 629,900.00

## 6012 THORNCLIFFE DRIVE NW CALGARY

<https://paulbrinton.com>

What more could you ask for in your next home than everything this beautifully updated bungalow has to offer in the popular family community of Thorncliffe. Only minutes to schools & shopping, this lovely 4 bedroom / 3 bath home enjoys relaxing central air & oversized 2 car garage, hardwood...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1158306

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 18:28:13

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/04/21

**Lot size:** 9989 sq ft

**Year built:** 1956

**Parking:** Double Garage Attached, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Family Room, Gas, Three-Sided

**Exterior Features:** Private Yard

**District:** CAL Zone N

**Inclusions:** Alarm system, greenhouse, NEST thermostat, Wet Bar Microwave & Fridge,

**Lot Features:** Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot

**Heating Type:** Forced Air, Natural Gas

**Total Parking:** 6

**Flooring:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Community Features:** Park, Schools Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Wet Bar

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement, Sink

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Freezer,Gas  
Stove,Instant Hot Water,Range  
Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Thorncliffe

**Lot Size Acres:** 0.23

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 373.72

**Photo Count:** 39

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 23.06M 75`8"

**Living Area SF:** 1739.00

**Structure Type:** House

**Restrictions:** None Known

