

# \$639,000 - 1015 Thorneycroft Drive Nw, Calgary

MLS® #A2236313

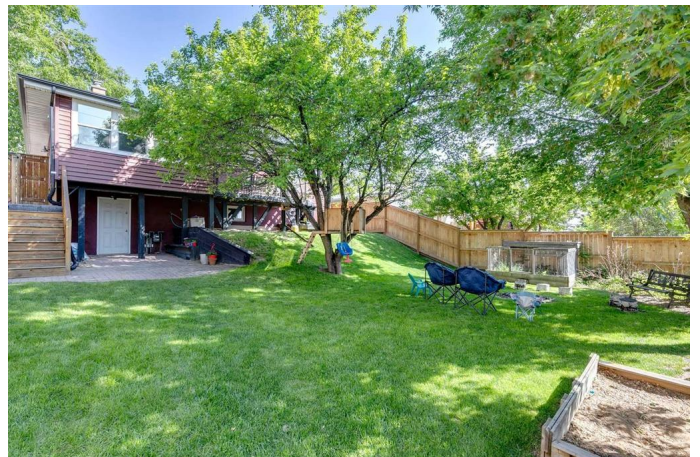
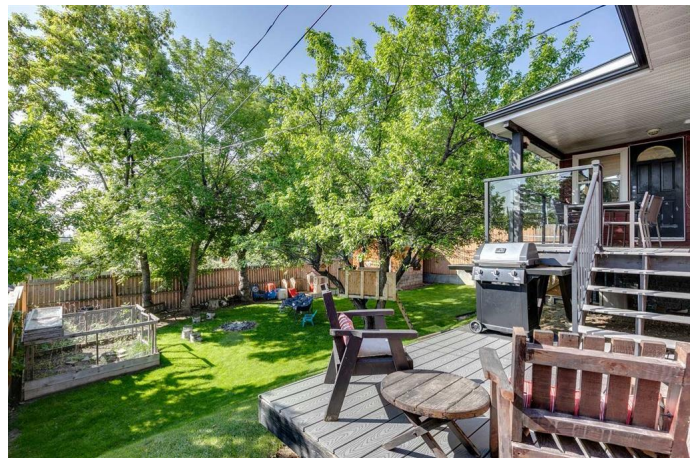
**\$639,000**

4 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

Welcome to this beautifully upgraded and meticulously maintained detached home, ideally situated on a 60-foot-wide lot in the heart of Thorncliffe. 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 Thorncliffe 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 lifestyle—sitting on a beautiful lot in one of Calgary’s most connected communities

Built in 1957

**Essential Information**

MLS® #	A2236313
Price	\$639,000
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	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K3K7

**Amenities**

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

**Interior**

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

## 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	July 3rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Rimrock Real Estate
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