

# \$520,000 - 6119 Thornaby Way Nw, Calgary

MLS® #A2240427

**\$520,000**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.12 Acres

Thornccliffe, Calgary, Alberta

CHECK OUT NEW PRICE. Don't miss out on the opportunity to own this unique bi-level home located in Thornccliffe. 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 Thornccliffe 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 \$520,000

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            50  
Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX Realty Professionals

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