

# \$543,000 - 6119 Thornaby Way Nw, Calgary

MLS® #A2240427

**\$543,000**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.12 Acres

Thornccliffe, Calgary, Alberta

SELLER IS OFFERING THE BUYER BONUS \$5000 WESTJET GIFT CARD UPON CLOSING! PRICED TO SELL! GREAT INVESTOR OPPORTUNITY! 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. Don't hesitate on this opportunity and BONUS \$5000 WESTJET CARD ON CLOSING! Contact your realtor for a showing today!

Built in 1976

## Essential Information



MLS® #	A2240427
Price	\$543,000
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
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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