

# \$639,900 - 6016 Thornburn Drive Nw, Calgary

MLS® #A2250887

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.12 Acres

Thorncliffe, Calgary, Alberta

Exceptional Opportunity in Thornhill! This beautifully maintained home offers a highly desirable layout, featuring three spacious bedrooms and two full bathrooms on the upper level—a rare find in this community. The main floor boasts a bright and welcoming living room, a formal dining area, and a functional kitchen designed for everyday comfort. The developed basement presents an opportunity for updates to add your personal touch and maximize value, with a few upgrades, this could make an ideal rental suit or extended family accommodation.

Perfectly situated close to the University, schools, shopping, parks, and transit, this property combines convenience, flexibility, and long-term value. Whether you're a first-time buyer or an investor seeking strong income potential, this home is a must-see. Book your private showing today!

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250887  |
| Price          | \$639,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,092     |
| Acres          | 0.12      |
| Year Built     | 1973      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6016 Thornburn Drive Nw |
| Subdivision | Thorncliffe             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K 3P7                 |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                                    |
| Parking        | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, Oversized, Plug-In, Secured, Single Garage Attached, Paved |
| # of Garages   | 1                                                                                                                                    |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | None                                                                                                                       |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage, Rain Gutters                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Paved, Street Lighting, Brush, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Concrete, Stucco, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 24                |

Zoning

R-CG

## **Listing Details**

Listing Office

Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.