

6016 Thornburn Drive NW
Calgary, Alberta

MLS # A2250887

\$639,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Front Yard, Garden, Gentle Sloping, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

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!