



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 THAMES Place, Calgary T2K 5L2**

MLS® #: **A2121232**

Area: **Thornccliffe**

Listing Date: **04/12/24**

List Price: **\$669,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1975**  
Lot Information  
Lot Sz Ar: **7,082 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,078**  
Low Sqft:  
Ttl Sqft: **2,078**

DOM

**37**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Many Trees,Street Lighting,Pie Shaped Lot**  
**Concrete Driveway,Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Private Yard,Rain Barrel/Cistern(s),Storage**

Construction: **Brick,Wood Siding**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Double Oven,Electric Cooktop,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Dry Bar,Laminate Counters,Natural Woodwork,Pantry,Recessed Lighting,Storage,Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`4" x 13`6"
Kitchen	Main	11`5" x 8`0"
Breakfast Nook	Main	13`3" x 8`3"
Den	Main	13`5" x 9`5"
2pc Bathroom	Main	5`3" x 4`10"
3pc Ensuite bath	Second	7`5" x 5`10"

Room	Level	Dimensions
Family Room	Main	19`5" x 11`3"
Dining Room	Main	11`5" x 9`4"
Foyer	Main	6`11" x 5`6"
Laundry	Main	5`4" x 2`11"
Bedroom - Primary	Second	13`6" x 12`8"
Bedroom	Second	10`1" x 8`11"

Bedroom  
4pc Bathroom  
Other  
Furnace/Utility Room

Second  
Second  
Basement  
Basement

12`8" x 10`1"  
7`7" x 7`1"  
9`0" x 6`8"  
24`0" x 14`4"

Bedroom  
Family Room  
3pc Bathroom

Second  
Basement  
Basement

10`7" x 9`3"  
24`0" x 16`0"  
7`9" x 5`3"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C1

7510527

Remarks

Pub Rmks:

**LOCATION, LOCATION, LOCATION!!! WELCOME to this 2 Storey HOME that has 2751.78 sq ft of DEVELOPED LIVING SPACE w/OVERSIDED ATTACHED DOUBLE GARAGE, 3 - FLOOR-to-CEILING BRICK all WOOD-BURNING FIREPLACES, 4 BEDROOMS, 4 BATHROOMS (incl/EN-SUITE), a 18'6" X 1' PRIVACY DECK, + 2 STORAGE SHEDS on a HUGE 7082 SqFt LOT in the COMMUNITY of THORNCLIFFE!!! The MATURE TREES, + LOW-MAINTENANCE LANDSCAPING give GREAT CURB APPEAL when you drive up. Entering the FOYER, you will see the Staircase leading upstairs, + the 17'4" X 13'6" NEUTRAL COLOUR TONED LIVING ROOM on your right. It has a BEAUTIFUL FIREPLACE w/LARGE WINDOWS on either side allowing in NATURAL LIGHT. The 11'5" X 9'4" DINING ROOM will accommodate LARGE DINNERS w/FAMILY, + FRIENDS. The KITCHEN has OAK CABINETRY, BLACK APPLIANCES, BUILT-IN OVENS, + Window over the Sink for more LIGHT. The 13'3" X 8'3" BREAKFAST NOOK has BENCH SEATING for Storage/Sitting which allows EXTRA ROOM for the Table, + Chairs to have those COZY CONVERSATIONS w/FAMILY. The BEAMED CEILINGS, FIREPLACE, + BUILT-IN BOOKCASES on either side is INVITING in the 19'5" X 11'3" FAMILY ROOM. It has patio doors leading out to the Deck. There is also the 13'5" X 9'5" DEN/OFFICE which is PERFECT for the HOME-BASED BUSINESS, a LAUNDRY ROOM, + 2 pc BATHROOM to complete the MAIN FLOOR. On the UPPER FLOOR are 4 GOOD-SIZED BEDROOMS, incl. the 13'6" x 12'8" PRIMARY BEDROOM w/3 pc EN-SUITE, and a 4 pc BATHROOM. In the FULL BASEMENT is the 24' X 16' LOWER FAMILY ROOM w/FIREPLACE, a 9' X 6'8" BAR AREA, a 3 pc BATH, + A MASSIVE 24' X 14'4" STORAGE/UTILITY ROOM w/ NEWER FURNACES and A/C for summer. In the BACKYARD is the Deck, a FIRE PIT PATIO for those chilly nights, a 8' X 6' SHED, a 7' X 7' SHED for even MORE STORAGE, + MATURE TREES. All this gives ROOM for the FAMILY or QUIET TIME while RELAXING, + ENJOYING THE OUTDOORS. This HOME is AWESOME VALUE for what you get for square footage, + Lot size!!! THORNCLIFFE/GREENVIEW has the COMMUNITY ASSOCIATION w/BOWLING/CURLING, PLAYGROUND, EVENTS, ACTIVITIES, + ICE SKATING CLUB, DISC GOLF COURSE, a FAMILY CLINIC, SHOPPING, RESTAURANTS close by, CITY of CALGARY TOBOGGAN HILL, DESIGNATED SOCCER PLAYGROUND/GREEN SPACE, PATHWAYS, SHORT Drive to NOSE HILL PARK, + EASY ACCESS to TRANSIT to DOWNTOWN/MAJOR ROADS such as BEDDINGTON TR leading into DEERFOOT TR. This 'GEM' in a FRIENDLY NEIGHBOURHOOD is waiting for you, BOOK your viewing TODAY!!!**  
**VENDOR CONDITIONS WILL BE SUBJECT TO GRANT OF PROBATE, and 'AS/IS', WHEREIS WITH NO WARRANTY.**  
**RE/MAX House of Real Estate**

Inclusions:  
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123























