



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**412 THORNHILL Place, Calgary T2K 2S5**

MLS®#: **A2173371**      Area: **Thorndcliffe**      Listing Date: **10/17/24**      List Price: **\$499,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1917**      Abv Sqft: **1,742**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,049 sqft**      Ttl Sqft: **1,742**  
 Lot Shape:

DOM

**11**  
Layout  
 Beds: **4 (4 )**  
 Baths: **1.5 (1 1)**  
 Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Private,See Remarks,Treed**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,See Remarks,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 13`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 11`4"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`11" x 7`7"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>13`0" x 7`7"</b>	<b>Office</b>	<b>Main</b>	<b>10`3" x 10`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`5" x 8`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 8`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 8`10"</b>

**Bedroom**  
**Loft**

**Second**  
**Second**

**11`5" x 8`8"**  
**11`6" x 7`2"**

**Bedroom**  
**2pc Bathroom**  
Legal/Tax/Financial

**Second**  
**Second**

**11`5" x 8`8"**  
**8`2" x 7`10"**

Title:  
**Fee Simple**  
Legal Desc:

**1159HC**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Beautiful private treed lot in the very sought after neighbourhood of Thorncliffe. Built in 1917, this home boasts great character. This heritage style home has a lot of potential. The main level has a sunroom and foyer upon entry, which leads into the spacious living room. Seamlessly the dining room is next to the living room and leads into the dine-in kitchen. The back of the house has a large mudroom, and a 3 piece bathroom. Out the backdoor is a very unique back deck over top of the garage which overlooks a big private yard. The upper level has 4 bedrooms and a 2 piece bathroom. In the basement there is a spacious rec room, and 3 piece bathroom . Home is in good but sold as is condition. Don't miss this great opportunity to own a piece of history and make it your own.**

Inclusions:  
Property Listed By:

**None**  
**Royal LePage Mission Real Estate**

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







