



THE
A-TEAM

**RE/MAX
FIRST**

40 THORNABY Crescent, Calgary T2K 5K4

MLS®#: **A2175453** Area: **Thornccliffe** Listing Date: **10/25/24** List Price: **\$887,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **6,038 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,240**
 Low Sqft:
 Ttl Sqft: **1,240**

DOM

27
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Other,See Remarks,Sloped,Views**
 Park Feat: **Off Street**

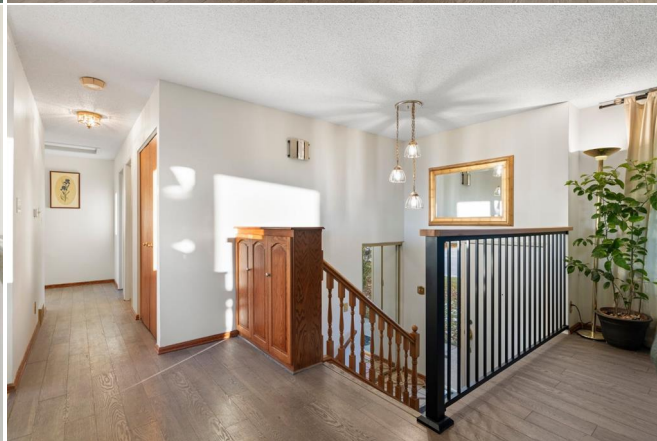
Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Laminate Counters,Pantry,See Remarks,Storage**
 Utilities:

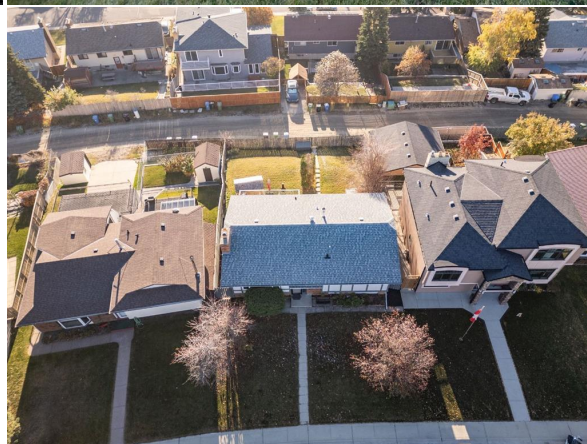
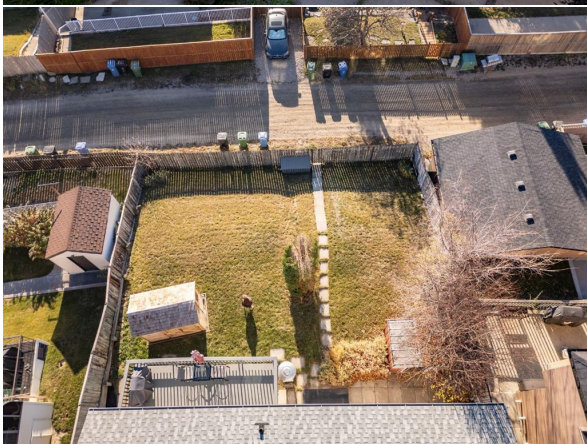
Room Information

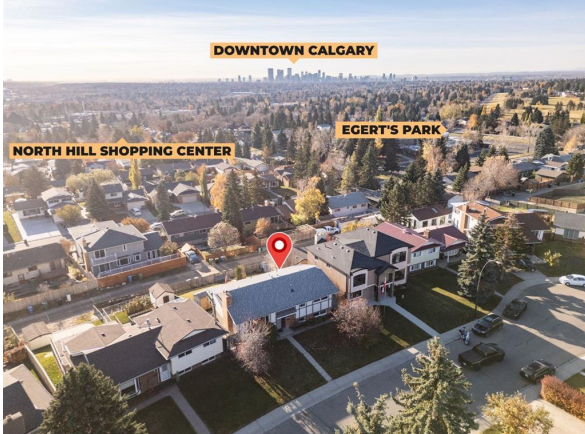
Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`6" x 5`8"	4pc Bathroom	Main	7`0" x 8`0"
Bedroom	Main	10`1" x 8`11"	Bedroom	Main	10`0" x 8`11"
Dining Room	Main	11`10" x 9`1"	Kitchen	Main	11`5" x 15`1"
Living Room	Main	15`4" x 15`6"	Bedroom - Primary	Main	11`10" x 11`11"
4pc Bathroom	Basement	8`10" x 8`8"	Bedroom	Basement	11`3" x 12`4"
Kitchen	Basement	8`8" x 10`9"	Game Room	Basement	25`3" x 14`9"
Furnace/Utility Room	Basement	11`3" x 11`5"			











40 Thornaby Crescent NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1240.44 sq ft



Main Floor
Exterior Area 1240.44 sq ft

Basement (Below Grade)
Exterior Area 1100.75 sq ft



PREPARED: 2024/10/26

Notes: Dimensions are included from floor level unless otherwise indicated. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

