



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

4
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: Ext Feat: **Balcony,Private Yard** Water Source: **Poured Concrete**
 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"			

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **7510527**

Remarks

Pub Rmks: **Top of the hill in Thorncliffe/Thornhill-the residential version of the panoramic Nosehill Park view-from inside the back of the house, on both floors & from the deck & the patio! The house is situated on the crescent, on an angle-so you can also see the tops of the Nosehill hills & watch the sunset over the hills. A million dollar city view for \$887,000.00 as is. If you built up a level, like the neighbour did - you would have a 360 degree view instead of back-front view & that would be worth even more! But as is, you get UNOBSTRUCTED VIEWS from airport to downtown. NO powerlines in your sightlines! From the moment you step inside, you'll be captivated by the light that cascades in during the day & the sexy city light at night. This 2367.54 developed BI-LEVEL WALKOUT home has a large second floor deck off the kitchen nook which covers the lower patio. The view/light/experience changes throughout the day - as the sun moves across the city! And again at night, as the moon moves across the city. The night time view is SPECIAL watching planes circle & land at the airport (quietly as this area is a no fly zone). Same with Deerfoot-you can see the cars driving on Deerfoot but don't hear them! Enjoy downtown view including the Telus skye building with the light designed by Douglas Copeland, the Bow building, Calgary town... while enjoying the tranquility of your serene environment or while entertaining. Fireworks visible from Global & Stampede. FRESHLY PAINTED. WOODBURNING gas start fireplace on mn level & gas switch furnace fireplace downstairs. TV bracket installed above fireplace. Mounted Tv's can be included. Garburator, built in 3 stage water filter. 3 LARGE bedrooms upstairs & 2 bathrooms, a 4 piece bath that backs directly onto 2 pc ensuite with a window, linen closet in the bath could be converted to a shower/tub. Dreamy draperies. The lower level offers large window w/city view can be used in SO many ways! Multiple family members sharing space? Teenagers that want their own living area? Or just enjoy the benefit of more living space, another bedroom, a THIRD bath & a second kitchen! Even the laundry/mechanical windows offer city view & natural light. Head out to your rear patio space. NEW 6 'x9' cedar shed. Active families will appreciate durable commercial grade floors w/underlay. Everyone will love the HUGE yard. Enjoy both Nose Hill & Egert's park a short walk down Norfolk Dr. So easy to get here & get around! Amazing access to Deerfoot & Crowchild. Drive downtown via Centre St in under 15 mins! Do a lot of travelling? Calgary Airport 15 mins away. Private airport 13 mins. Vibrant inner-city community w/easy access to schools/amenities, making it perfect for families & professionals. City has rezoned R-CG Residential-build an unbelievable NEW single detached HOME (60 x 110 lot big enough for 2000 sq ft bungalow w/detached triple garage) Or build 3000+ sq ft 2 storey = best view! Or future side-by-side (duplex) that may include secondary suites w/City Approval.**

Inclusions: **Shed, TV Bracket over Fireplace, Extra Stove/Refrigerator/Dishwasher in Basement, TV Bracket in Kitchen, Mirror Above Front Door on Wall, Under Sink Filtration System in Kitchen.**

Property Listed By: **Royal LePage Benchmark**

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













