

40 THORNABY Crescent, Calgary T2K 5K4

A2175453 **Thorncliffe** 10/25/24 List Price: \$887,000 MLS®#: Area: Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 1976 Lot Information

Lot Sz Ar: Lot Shape:

6,038 sqft

Off Street

Abv Saft: Low Sqft:

Finished Floor Area

Ttl Sqft: 1,240

Ttl Park: Garage Sz:

1,240

DOM

<u>Layout</u>

4 (3 1) 2.5 (2 1)

Bi-Level

0

Beds:

Baths:

Style:

<u>Parking</u>

27

Back Lane, Back Yard, Front Yard, Other, See Remarks, Sloped, Views

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **Balcony, Private Yard** Construction:

Brick, Stucco, Wood Frame, Wood Siding

Flooring:

Laminate, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Storage

Int Feat: **Utilities:**

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: Zoning: Fee Simple R-CG

Legal Desc: **7510527**

Remarks

Pub Rmks:

VIEWS!!!! 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 angle-so you can also see the tops of the Nosehill hills & watch the sunset! 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 = 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 sg ft bungalow w/detached triple garage) Or build 3000+ sg ft 2 storey = best view! Or future side-by-side (duplex) that may include secondary suites w/City Approval. Shed, TV Bracket over Fireplace, Extra Stove/Refrigerator/Dishwasher in Basement, TV Bracket in Kitchen, Mirror Above Front Door on Wall, Under Sink Filtration

Inclusions:

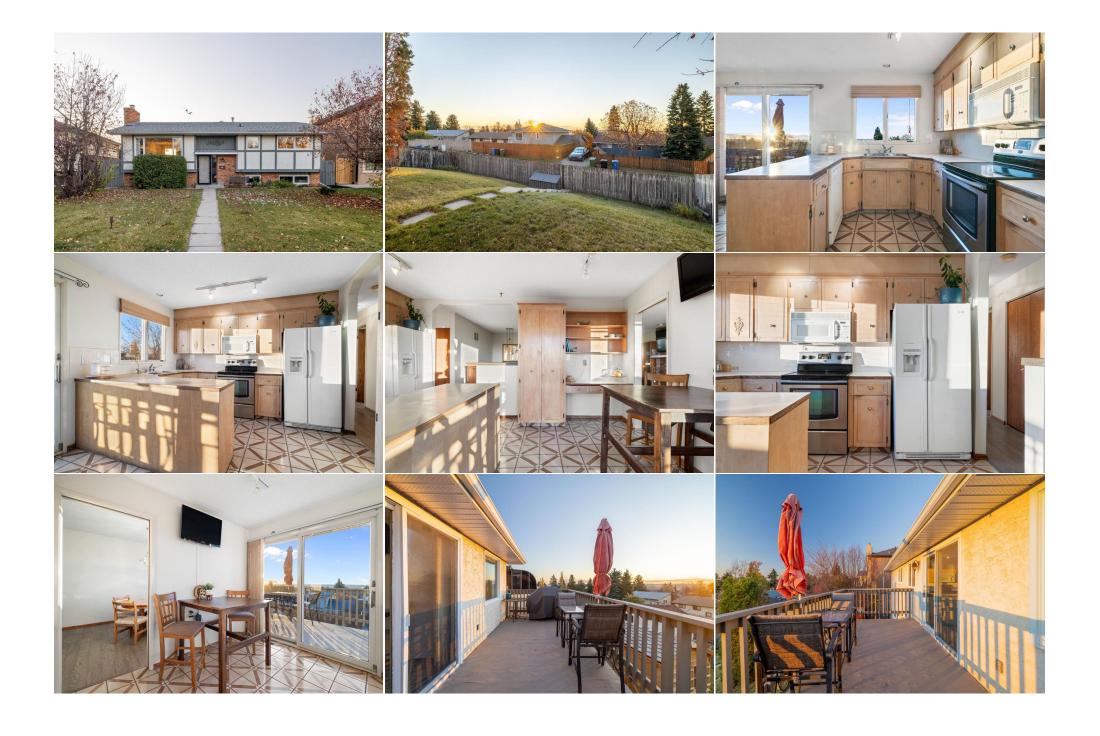
System in Kitchen.
Property Listed By: Royal LePage Benchmark

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



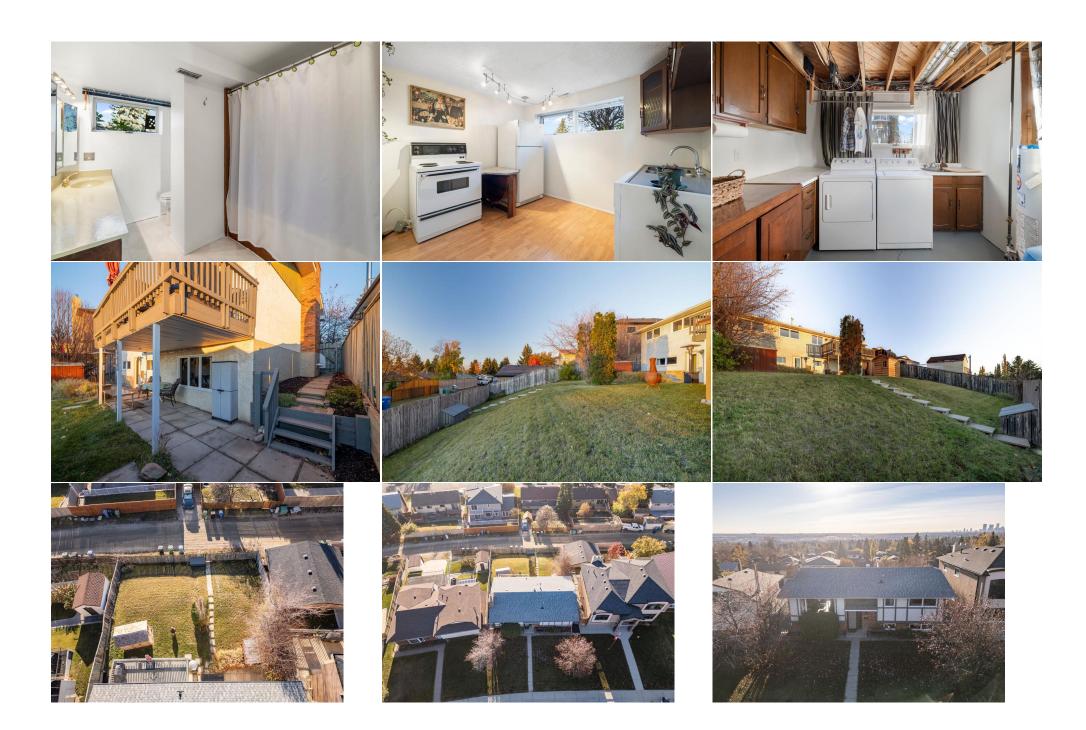






























And Thornaby Crescent NW, Calgary, AB Remarkating that County Annual Plants Class 1 (1884 14). Remarkating that County Annual Plants Class 1 (1884 14). Remarkating that County Annual Plants Count

BiGUIDE