

# \$749,900 - 6323 Thornaby Way Nw, Calgary

MLS® #A2217606

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.13 Acres

Thorncliffe, Calgary, Alberta

Move-in ready 4-bedroom home in THORNCLIFFE with a wide-open main floor and tons of natural light! This updated home is conveniently located close to all levels of schools, shopping, commuter roads AND best of all, the walking and cycling paths of Nosehill Park! Perched on an elevated lot, this walk-up bungalow offers hardwood floors, an open kitchen with stainless steel appliances, island, granite countertops and patio doors to the perfect spot for sunny morning coffee, a family room anchored by a brick fireplace, 3 bedrooms, 3 bathrooms including primary with 2 pce ensuite, and a basement with kitchenette IDEAL for big gatherings and long-term guests. Additional features include fresh paint throughout, brand new carpet, on-demand hot water system, 2 fireplaces, and attached double garage. The low maintenance, southwest facing backyard is fully fenced and includes a shed, patio area just outside the primary bedroom, and a separate parking pad that is perfect for your RV, boat or extra parking. This beautiful home is a must see.

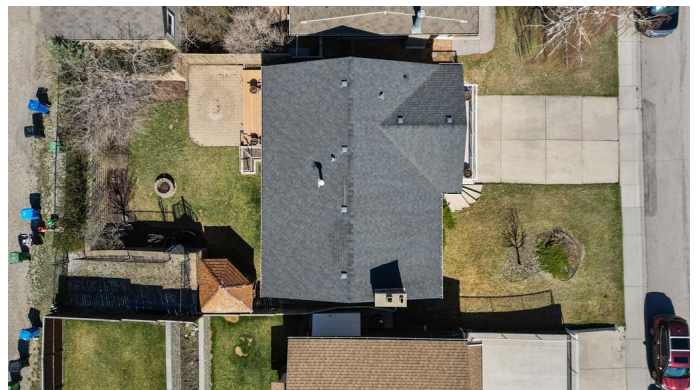
Built in 1976

## Essential Information

MLS® # A2217606

Price \$749,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,270       |
| Acres          | 0.13        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6323 Thornaby Way Nw |
| Subdivision | Thorncliffe          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 5K8              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings                 |
| Heating           | Forced Air                                                                                                   |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 2                                                                                                            |
| Fireplaces        | Gas Log, Wood Burning                                                                                        |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Views |
| Roof            | Asphalt Shingle                                                |
| Construction    | Wood Frame                                                     |
| Foundation      | Poured Concrete                                                |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 4             |
| Zoning         | R-CG          |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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