

\$734,900 - 639 Thornhill Drive Nw, Calgary

MLS® #A2248342

\$734,900

4 Bedroom, 2.00 Bathroom, 1,015 sqft
Residential on 0.17 Acres

Thorncliffe, Calgary, Alberta

Welcome to this incredible opportunity in the desirable inner city community of Thorncliffe. This property offers a massive, oversized 7,545 sq ft rectangular lot with views of the school green space on a tranquil, tree-lined street. The home is located right behind Birb Hill Park, without the traffic of a back alley giving you even more green space to enjoy from the back yard.

This 1,000 sq ft bungalow has three bedrooms and one bathroom on the main floor. The basement is mostly a blank canvas, partially finished with an existing bathroom, and bedroom.

What truly sets this property apart is the approved development permit that the sellers are including with the sale. This permit allows for the development of two single family homes, each with an attached double garage. This provides buyer's the ability to move forward with the development right away, saving valuable time and costs in the approval process. Whether you envision building out the approved plan, or holding the property for future potential this is a rare opportunity. With its convenient location close to parks, schools, and amenities, this is an exceptional find in Thorncliffe and offers value and versatility.

Built in 1956

Essential Information



MLS® #	A2248342
Price	\$734,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	639 Thornhill Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K2R9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Storage
Appliances	Dishwasher, Oven, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 19th, 2025
Days on Market 76
Zoning R-CG

Listing Details

Listing Office Real Broker

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