

# \$499,999 - 6119 Thornaby Way Nw, Calgary

MLS® #A2240427

**\$499,999**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.12 Acres

Thorncliffe, Calgary, Alberta

We don't believe this will be here too long at this price. Don't miss out on the opportunity to own this bi-level home located in Thorncliffe. With four bedrooms, two bathrooms and an illegal basement suite, this home has endless opportunities for families, investors and flippers. As you enter the main floor you are greeted by a nice foyer and large living room including a detailed key hole archway. The well sized kitchen and separate formal dining room lead out to the large deck. Down the hall to the right are two large bedrooms including the primary with double closets. A four-piece bath completes the main floor. Headed down to the lower level is a large family room with wood burning fireplace. Two bedrooms, a full size kitchen and 3-piece bath allow for this level to be used as a separate illegal suite. With a few upgrades and permits this space adds a great extra income. Outside is a lovely fenced back yard perfect for family time. The community of Thorncliffe provides easy access to amenities, Deerfoot trail and many schools and shopping. Contact your realtor for a showing today!



Built in 1976

## Essential Information

MLS® # A2240427

Price \$499,999

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,002       |
| Acres          | 0.12        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6119 Thornaby Way Nw |
| Subdivision | Thorncliffe          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K5K7               |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 1    |
| Parking        | None |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market            96  
Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX Realty Professionals

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