

# \$639,900 - 6023 Thornbank Drive, Calgary

MLS® #A2266755

**\$639,900**

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.15 Acres

Thornccliffe, Calgary, Alberta

**\*\*\*ATTENTION AMAZING OPPORTUNITY at AN INCREDIBLE PRICE FOR INVESTORS, FAMILIES, PROFESSIONALS or SENIORS looking for 1 level living - TAKE A LOOK AT THIS STUNNING Bungalow + LEGAL Suite in Thornccliffe NW**

**Updated â€¢ Income Potential â€¢ Incredible Location â€¢ Move-In Ready!!!**

Welcome to this beautifully updated bungalow in the sought-after community of Thornccliffe NW - a neighbourhood that truly has it all! From parks, playgrounds, and schools to major shopping centers, restaurants, and even the airport just minutes away, this location offers the ultimate in convenience and lifestyle.

Inside, youâ€™ll find a bright, spacious main floor featuring a stunning renovated kitchen with stainless steel appliances, a formal dining area perfect for family gatherings, and a sunlit living room with ample space for entertaining. The main level includes three generous bedrooms, a stylish full bath (double vanity) with stacked laundry, and modern updates throughout - including fresh paint, updated lighting, and refined finishes.

Downstairs, a LEGAL SUITE with a separate entrance offers exceptional income potential or space for extended family. The LEGAL Suite boasts two large bedrooms, its own laundry, a full kitchen, and a warm, inviting living area that feels like home.



Outside, enjoy a massive backyard, attached single garage, wide/extra-long driveway, and alley access for additional parking or future possibilities.

Whether you're looking for an investment property, a multi-generational home, or simply a turn-key opportunity in a prime location, this Thorncliffe gem delivers it all. DON'T WAIT AS AT THIS PRICE IT WON'T LAST - BOOK A SHOWING NOW!!!

Built in 1956

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266755    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,174       |
| Acres          | 0.15        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6023 Thornbank Drive |
| Subdivision | Thorncliffe          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 3P4              |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 4                                                                  |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Single Garage Attached |

# of Garages 1

## Interior

Interior Features Breakfast Bar, Double Vanity, Open Floorplan, Separate Entrance, Storage

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full

## Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Street Lighting, Paved

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 24th, 2025

Days on Market 7

Zoning R-CG

## Listing Details

Listing Office eXp Realty

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