

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

MLS® #A2248342

**\$734,900**

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Single Family on 0.17 Acres

Thornccliffe, Calgary, Alberta

Welcome to this incredible opportunity in the desirable inner city community of Thornccliffe. 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 ally 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 Thornccliffe and offers value and versatility. (id:6289)

Built in 1956

## Essential Information

Listing # A2248342

Price \$734,900



Bedrooms	4
Bathrooms	2.00
Square Footage	1,015
Acres	0.17
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

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

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No neighbours behind, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad

### Interior

Appliances	Dishwasher, Stove, Oven, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Concrete, Stucco, Wood siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Broker
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