

# \$749,999 - 40 Thornaby Crescent Nw, Calgary

MLS® #A2206569

**\$749,999**

4 Bedroom, 3.00 Bathroom, 1,240 sqft  
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

**AMAZING VIEW & LOCATION** This 2367.54 sq/ft dev Walkout BI-LEVEL is Clean & Simple, Freshly painted & Delivers a panoramic City lights view of the skyline, All the way from east-west. Stunning sun rises as the first light comes over the horizon painting the sky w/vibrant colors. The sun moves across the skyline all day & keeps backyard sunny. Youâ€™ll never miss a super moon or blue full moon! They sit bigger than life outside in the window. Located in established neighborhood w/large tree lined roads. Neighborhood utility lines are buried underground giving an openness to the views from the house & the neighborhood. Enjoy superior road services in this few block area of Thornccliffe. Property taxes have stayed low in comparison to other neighborhoods. The house has exceptional water pressure. All levels of schools are close but easily avoidable so you donâ€™t get caught up in school drop offs & pickups. WOODBURNING gas start fireplace on mn level & gas switch furnace fireplace downstairs. Bth floors have big windows making winter w/twinkling lights of the city view at night bright & cozy. Oversized fridge. Great house for parties, kids, dogs. Floors are 11 mm manufactured wood w/heavy underlay & ceramic tile. Large, private yard perfect for outdoor gatherings. Freshly painted lower level is above ground w/big windows=bright/doesnâ€™t feel like basement. Provides incredible multi-use potential w/separate entrance, under stairs



storage, covered deck & large backyard w/NEW 6' x 9' cedar shed (storage). Lower level includes bedrm, full bath, kitchenette (fridge/stove/dishwasher), large laundry & living room w/fireplace making it ideal for huge primary bedrm suite, teenagers that want their own living area or extra income. The nighttime view is SPECIAL, watching the moon & planes circle/land at airport (quietly as neighborhood is a no-fly zone) over city lights & downtown. View includes TELUS Sky building w/lighting designs by Douglas Copeland & Calgary Tower. Global Fest & Stampede Fireworks are visible from large (400 sq ft) second floor balcony off kitchen which also covers back yard patio below. Close enough to Nose Hill Park to see tops of hills from living room & you can see sun setting into their peaks. Nose Hill Park is easy walk down street to underground access off Edgerts Park, another 20 acre landscaped park w/paved paths, playgrounds, baseball, soccer fields & off leash zone. R-CG Residential=build unbelievable NEW single detached HOME (60 x 110 lot big enough for 2000 sq ft bungalow w/detached triple garage) Or build 3000+ sq ft 2 storey=best view! Or future side-by-side (duplex) that may include secondary suites w/City Approval. Expansive 60' x 110' lot = endless opportunities. This is an investment in lifestyle and future value! access to downtown in under 15 minutes via Centre Street, while Deerfoot and Crowchild Trails provide seamless commuting options. International Airport is just 10 minutes away. Amazing access to major roadways like Deerfoot & Crowchild.

Built in 1976

### **Essential Information**

MLS® #	A2206569
Price	\$749,999

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	40 Thornaby Crescent Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5K4

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Mantle, Stone, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Sloped

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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