



**GRASSROOTS**  
REALTY GROUP

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**6016 Thornburn Drive NW  
Calgary, Alberta**

**MLS # A2250887**



**\$639,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street,		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Brush, Front Yard, Garden, Gentle Sloping, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

Exceptional Opportunity in Thornhill! This beautifully maintained home offers a highly desirable layout, featuring three spacious bedrooms and two full bathrooms on the upper level—a rare find in this community. The main floor boasts a bright and welcoming living room, a formal dining area, and a functional kitchen designed for everyday comfort. The developed basement presents an opportunity for updates to add your personal touch and maximize value, with a few upgrades, this could make an ideal rental suit or extended family accommodation. Perfectly situated close to the University, schools, shopping, parks, and transit, this property combines convenience, flexibility, and long-term value. Whether you’re a first-time buyer or an investor seeking strong income potential, this home is a must-see. Book your private showing today!