



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5308 Thornbriar Road NW
Calgary, Alberta

MLS # A2261833



\$578,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, T		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Soaking Tub, Vinyl Windows		

Inclusions: wood stove in basement (as is),

**** Open house Saturday October 4, 1-3 pm **** Nestled in the well-established and family-friendly community of Thorncliffe, this updated charming bungalow is a true gem that radiates pride of ownership. This home has numerous updates and renovations and offers a rare blend of character, comfort, and convenience. Set on a generously sized park-like and private lot (55'x100'), the property boasts mature landscaping that blooms with seasonal colour and provides a peaceful retreat for nature lovers and green thumbs alike. The home offers a bright living area with hardwood and tile flooring, a dedicated dining space with corner windows, an updated kitchen with ample warm oak cabinetry & counter space, 3 bedrooms and a fully renovated main bath (2024). The lower level offers a spacious rec room, flex office/den with 2 large windows, 3 piece bath and generous storage/laundry room. You'll fall in love with the backyard — deck and patio space for outdoor entertainment, fire pit area, green house, garage and parking pad and mature trees for privacy. Additional features and updates include: high efficiency furnace, new shingles (2024), all windows upstairs replaced, new sewer line (2024), and freshly painted throughout. Located just minutes from area parks, schools, shopping, and transit, this home offers the perfect balance of tranquility and accessibility. Whether you're a growing family, downsizing or someone seeking a forever home in a welcoming neighborhood, this is a rare find to call your own!