



GRASSROOTS
REALTY GROUP

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12 Thorncliffe Crescent NW
Calgary, Alberta

MLS # A2264126



\$449,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	880 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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Opportunity knocks in beautiful Thorncliffe! This RCG-zoned, 557 sqm lot fronts onto a quiet crescent green space and offers endless potential for investors, builders, or handy buyers — an incredible handyman special at just \$449,900! Whether you're looking to renovate, rebuild, or redevelop, this property is a rare find in a highly desirable NW location. The 1956 bungalow needs work but provides a solid foundation to restore, rent, or hold while planning your future project. The lot features excellent frontage, rear lane access for a future double garage, RV parking potential, and mature trees that enhance the curb appeal among long-time homeowners. Perfectly situated near schools, shopping, transit, Deerfoot Trail, and Nose Hill Park, this is your chance to secure an affordable property with huge upside in a mature, peaceful community. This is an estate sale — probate has been granted and the property will be sold as-is, where-is.