



**6135 Thornaby Way NW
Calgary, Alberta**

MLS # A2288920



\$575,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,311 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Central vac (no attachments, central vac as is), garage shelves, workbench & opener, 2 ceiling fans, and sink in room off garage

Open House Saturday and Sunday, March 7 & 8, 1-3pm. **FIRST TIME ON MARKET | ORIGINAL OWNERS | DOUBLE ATTACHED GARAGE | ALLEY ACCESS | WALK TO NOSE HILL PARK** Proudly offered for the very first time since it was built, this immaculately maintained Thorncliffe bi-level reflects decades of thoughtful ownership and care. Constructed by Springer Construction Company, founded by Klaus Springer — a respected Calgary builder and community leader in his time — this home carries a legacy of quality craftsmanship. The bright main level offers a spacious living and dining area filled with natural light, three well-sized bedrooms, and a functional kitchen overlooking the beautifully landscaped backyard. The lower level adds a cozy family room with fireplace, a full bathroom, generous storage, and flexibility to develop a fourth bedroom if desired. A dedicated hobby room with sink just off the attached double garage creates the perfect space for projects, gardening prep, or creative pursuits. Major mechanical components have been updated over time, including the furnace and hot water tank, and the roof has been replaced in the past few years, offering added peace of mind. Outside, the backyard is a true highlight — mature trees, a large elevated deck, alley access, and a private setting ideal for summer evenings and weekend gatherings. Located just steps from Nose Hill Park and close to schools, transit, and major routes, this is a rare opportunity to own a solid, original-owner home in an established community with room to personalize over time.