



**431 Thornhill Place NW
Calgary, Alberta**

MLS # A2292970



\$450,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Wet Bar		

Inclusions: na

Great opportunity in Thorncliffe! This home sits on a tree-lined street with a south-facing landscaped backyard backing onto a park. Some of the updates include a new roof, siding, eaves, and a newer furnace, giving peace of mind on the big-ticket items. The main floor features two bedrooms, a four-piece bath, bright kitchen with bow window, and a living room with fireplace and formal dining area. The lower level includes a large rec room, den, laundry room, additional bath and more. Enjoy the outdoors from the paving stone patio, surrounded by garden space and a greenhouse/shed. The 14' x 24' garage plus parking pad provides plenty of room for vehicles, storage, or workspace. Move in, update over time, and build some sweat equity in a great location.