



**6112 Buckthorn Road NW
Calgary, Alberta**

MLS # A2295073



\$659,900

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Gar		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Dishwasher, Fridge, Stove, Hoodfan in basement, Hot tub (negotiable),

Welcome to 6112 Buckthorn Road NW, a beautifully maintained bungalow tucked away on a quiet street in the heart of Thornccliffe, complete with a fully finished illegal basement suite and incredible flexibility for homeowners and investors alike. From the moment you arrive, the curb appeal stands out with its charming architectural stone exterior and inviting presence. Situated on a spacious lot with a front driveway offering additional off-street and even RV parking, plus an oversized single attached garage with ample storage, this home delivers both function and versatility. Step inside and you're welcomed by a massive, sun-filled living room with west-facing windows that flood the space with natural light. The layout flows seamlessly into the dining area, creating the perfect setting for everyday living and entertaining. Original hardwood floors span the main level, adding warmth, character, and timeless appeal. The updated kitchen features rich wood cabinetry, granite countertops, stainless steel appliances, and a thoughtfully designed layout with ample storage. With direct access to the side entrance and basement, it also offers excellent separation and functionality. The main floor is complete with three well-sized bedrooms and a beautifully finished full bathroom featuring dual vessel sinks and convenient stacked laundry. Downstairs, the fully finished basement has been tastefully upgraded with luxury LVP flooring, pot lighting, and stylish feature walls, creating a modern and comfortable extension of the home. The illegal suite includes a separate entrance, two bedrooms (one without a closet, ideal as a den or office), a fully renovated kitchen with designer touches, a full bathroom, and its own laundry, making it ideal for extended family, guests, or additional income potential. Outside, the private, fully fenced backyard offers incredible space to unwind,

complete with a hot tub retreat, perfect for relaxing year-round. With alley access and a spacious yard, there is also the opportunity to add a future detached garage, if desired. Additional upgrades include a brand new high-efficiency furnace (to be installed in the next 2-3 weeks), new shingles, and new electrical panel, providing peace of mind for years to come. Located in one of Calgary's most accessible and established communities, you're just steps from schools, shopping, Safeway, transit, and minutes to Nose Hill Park and major routes, offering the perfect balance of quiet living and city convenience. Whether you're looking for a move-in ready family home, an investment property, or both, this one checks all the boxes.