

\$579,900 - 536 Thornhill Place Nw, Calgary

MLS® #A2253577

\$579,900

3 Bedroom, 1.00 Bathroom, 928 sqft

Residential on 0.18 Acres

Thorncliffe, Calgary, Alberta

Nestled on a park-like yard on a quiet street, this Thorncliffe bungalow sits on a large 711.91 m² lot that now carries the added benefit of R-CG zoning, allowing for a variety of future redevelopment options, including the potential for up to five units, subject to City approval. The home offers a bright living area with hardwood and tile flooring, a dedicated dining space, and an updated kitchen with ample cabinetry, counter space, and stainless appliance package. The bathroom and windows have also been updated, and other mechanical and exterior items have been upgraded, making the home comfortable to enjoy or rent. The basement is developed, providing additional living space and flexibility, and features a rear entry that offers the option to separate the lower level from the main floor to create two distinct living areas. Outdoor features include a private front porch, back patio, covered parking with power, RV parking, and a landscaped yard with perennials and mature trees that provide privacy with no neighbours directly in front or behind. This property combines immediate use and a spacious lot with the long-term value of redevelopment potential.

Built in 1956

Essential Information

MLS® # A2253577

Price \$579,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	928
Acres	0.18
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	536 Thornhill Place Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2S7

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, RV Access/Parking, Attached Carport

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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