

# \$749,900 - 639 Thornhill Drive Nw, Calgary

MLS® #A2248342

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.17 Acres

Thorncliffe, Calgary, Alberta

Welcome to this incredible opportunity in the desirable inner city community of Thorncliffe. This property offers a massive, oversized 7,545 sq ft rectangular lot with views of the school green space on a tranquil, tree-lined street. The home is located right behind Birb Hill Park, without the traffic of a back ally giving you even more green space to enjoy from the back yard.

This 1,000 sq ft bungalow has three bedrooms and one bathroom on the main floor. The basement is mostly a blank canvas, partially finished with an existing bathroom, and bedroom.

What truly sets this property apart is the approved development permit that the sellers are including with the sale. This permit allows for the development of two single family homes, each with an attached double garage. This provides buyer's the ability to move forward with the development right away, saving valuable time and costs in the approval process. Whether you envision building out the approved plan, or holding the property for future potential this is a rare opportunity. With its convenient location close to parks, schools, and amenities, this is an exceptional find in Thorncliffe and offers value and versatility.

Built in 1956

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2248342    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,015       |
| Acres          | 0.17        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 639 Thornhill Drive Nw |
| Subdivision | Thorncliffe            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K2R9                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Storage    |
| Appliances        | Dishwasher, Oven, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                 |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | Full, Partially Finished                                   |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Rain Gutters                                                  |
| Lot Description   | Back Yard, Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding                               |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 19th, 2025  
Days on Market        22  
Zoning                      R-CG

**Listing Details**

Listing Office            Real Broker

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