

# \$449,900 - 723 Thorneycroft Drive Nw, Calgary

MLS® #A2205759

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,122 sqft  
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

| Investor Alert! | 4 BEDS | 1.5 BATHS | Single Detached Garage + Carport | Backs onto Greenspace | Investor Opportunity! Located in the quiet community of Thornccliffe, this bungalow boasts solid bones and incredible potential for the right buyer. The main floor features 3 good-sized bedrooms and a 4-piece bathroom. Downstairs, the basement includes an additional bedroom and a 2-piece bathroom. With a single detached garage plus a carport, parking is never an issue. This home backs onto greenspace and is conveniently located close to parks, schools, shopping, and more. A fantastic location and a great investment—don't miss out! Contact your favourite agent to schedule a showing today!

Built in 1954

## Essential Information

MLS® #	A2205759
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.14
Year Built	1954
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	723 Thorneycroft Drive Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3K5

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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