

\$639,900 - 6023 Thornbank Drive, Calgary

MLS® #A2266755

\$639,900

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.15 Acres

Thorncliffe, Calgary, Alberta

*****ATTENTION AMAZING OPPORTUNITY at AN INCREDIBLE PRICE FOR INVESTORS, FAMILIES, PROFESSIONALS or SENIORS looking for 1 level living - TAKE A LOOK AT THIS STUNNING Bungalow + LEGAL Non-Conforming Suite (grandfathered) in Thorncliffe NW**

Updated â€¢ Income Potential â€¢ Incredible Location â€¢ Move-In Ready!!!

Welcome to this beautifully updated bungalow in the sought-after community of Thorncliffe NW - a neighbourhood that truly has it all! From parks, playgrounds, and schools to major shopping centers, restaurants, and even the airport just minutes away, this location offers the ultimate in convenience and lifestyle.

Inside, youâ€™ll find a bright, spacious main floor featuring a stunning renovated kitchen with stainless steel appliances, a formal dining area perfect for family gatherings, and a sunlit living room with ample space for entertaining. The main level includes three generous bedrooms, a stylish full bath (double vanity) with stacked laundry, and modern updates throughout - including fresh paint, updated lighting, and refined finishes.

Downstairs, a LEGAL Non-Conforming Suite (grandfathered) with a separate entrance offers exceptional income potential or space for extended family. The LEGAL Non-Conforming Suite (grandfathered) boasts



two large bedrooms, its own laundry, a full kitchen, and a warm, inviting living area that feels like home.

Outside, enjoy a massive backyard, attached single garage, wide/extra-long driveway, and alley access for additional parking or future possibilities.

Whether you're looking for an investment property, a multi-generational home, or simply a turn-key opportunity in a prime location, this Thorncliffe gem delivers it all. DON'T WAIT AS AT THIS PRICE IT WON'T LAST - BOOK A SHOWING NOW!!!

Built in 1956

Essential Information

MLS® #	A2266755
Price	\$639,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6023 Thornbank Drive
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3P4

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Double Vanity, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Paved, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.