

48 Thornlee Crescent NW  
Calgary, Alberta

MLS # A2178902



**\$649,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

| 3 BEDS | 2 BATHS | DOUBLE DETACHED GARAGE | 5995 SQ FT LOT | Welcome to this 3-bedroom, 2-bathroom bungalow located in the community of Thorncliffe! The bright, open living area lets in plenty of natural light from the large bay windows, creating a welcoming space to relax. The kitchen features another bay window, updated cabinets, a modern backsplash, and a functional island that peeks into the living area. The main floor offers three good sized bedrooms and a 4-piece bathroom. Downstairs, the partially finished basement is ready for your personal touch and includes a 3-piece bathroom. A separate entrance leads to the large backyard, perfect for outdoor activities. With a double detached garage at the back and an extended front driveway spacious enough for two cars or an RV, parking is no problem. Conveniently located near schools, parks, shopping, and public transit. Call your favourite agent for a showing today!