

# \$749,999 - 40 Thornaby Crescent Nw, Calgary

MLS® #A2206569

**\$749,999**

5 Bedroom, 3.00 Bathroom, 1,240 sqft  
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

BREATHTAKING VIEWS & PRIME LOCATION can be YOURS! This 2367.54 sq/ft walkout BI-LEVEL offers a stylish, streamlined layout, freshly painted and showcasing a panoramic skyline view of shimmering city lights—stretching fully east to west. Enjoy dramatic sunrises as morning light paints the sky with bold, vibrant colors. Sun streams across the skyline daily, bathing the backyard in natural light. Catch every supermoon & rare blue moon—massive and magical through your windows. Nestled in a mature, tree-lined neighborhood with underground utilities preserving uninterrupted sightlines. Premium street maintenance in this select Thornccliffe pocket. Enjoy lower property taxes compared to other districts. Exceptional water pressure throughout. Close proximity to all school levels—yet easily bypassed to avoid school traffic zones. WOODBURNING gas-assist fireplace on main and gas-insert fireplace in lower level. Both levels feature large windows for cozy, twinkling winter views. Oversized stainless fridge. Ideal home for entertaining, families, and pets. 11 mm engineered hardwood with deluxe underlay & ceramic tile throughout. Expansive, fenced private yard designed for memorable outdoor gatherings. Freshly painted above-grade lower level is bright and functional with separate entry, covered patio, under-stairs storage, and NEW 6'™ x 9'™ cedar storage shed. Basement offers bedroom, full bath, kitchenette (fridge/stove/dishwasher), laundry,



and large living area with fireplaceâ€”perfect as a luxe primary suite, teen retreat, or income-producing suite. Dazzling nighttime city views include moonrises, airport approach (quietâ€”no-fly zone), and skyline dotted with landmarks like TELUS Skyâ€™s LED art by Douglas Copeland and the Calgary Tower. Fireworks from GlobalFest & Stampede light up the sky from the large (400 sq ft) second-level balcony off the kitchenâ€”also covering the patio below. Enjoy sunset views over Nose Hill Parkâ€™s peaks, visible from the living room. Just a short stroll to scenic Edgerts Park with playgrounds, sports fields, paved paths, and direct Nose Hill Park access via underpass. Zoned R-CG = multiple development options! Build a stunning NEW 2000+ sq ft bungalow or 3000+ sq ft 2-storey dream home on this expansive 60â€™ x 110â€™ lotâ€”also suited for future legal suites or a luxury duplex (with City approval). Massive lot = endless possibilities for investors or multigenerational living. A rare lifestyle & future-growth opportunity. Under 15 minutes to downtown via Centre Street, with seamless access to major arteries like Deerfoot & Crowchild. Calgary International Airport just 10 minutes away. Unmatched location meets boundless potential.

Built in 1976

## Essential Information

MLS® #	A2206569
Price	\$749,999
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.14
Year Built	1976

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	40 Thornaby Crescent Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5K4

### Amenities

Parking	Off Street
---------	------------

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Gas Starter, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	March 28th, 2025
Days on Market	32
Zoning	R-CG

**Listing Details**

Listing Office                  Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.