$535,000 - 5316 Thorncliffe Drive Nw, Calgary

MLS® #A2264598

$535,000
4 Bedroom, 2.00 Bathroom, 1,009 sqft
Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

A rare opportunity to transform a solid, well-located 1009 + 860 sf bungalow in one of Calgaryâ€™s most accessible inner-city communities. Situated on a 60 ft x 100 ft lot, this 4-bedroom, 2-bath home offers outstanding potential for investors, contractors, or renovators. The layout is practical and bright, featuring oak hardwood floors, large new casement windows, and a spacious living and dining area ready to be reimagined into an open-concept design. The well-sized kitchen offers endless possibilities for customization. Three bedrooms and a four-piece bath complete the main level. The lower level includes a large family room with a fireplace, an additional bedroom, a 3-piece bath, ideal for the addition of a secondary suite (subject to City approval) or income-generating potential. The structure is sound, the footprint generous, and the home is ready for its next chapter. Outside, youâ€™ll find a fenced backyard, a single garage with alley access, and ample parking. The 60-foot-wide lot provides excellent redevelopment opportunities for those looking to build new or expand the existing home. What truly sets this property apart is its location. Thorncliffe offers quiet, tree-lined streets full of character, rolling topography, and strong community spirit. There are 14 schools within 2 km, plus easy access to Egerts Park, Nose Hill Park, and Confederation Park. Everyday conveniences are just minutes away, including Safeway, Superstore, Deerfoot City, and numerous local

shops and eateries. Commuters will enjoy quick access to Deerfoot Trail, McKnight Boulevard, Centre Street, and downtown in under 15 minutes. The Calgary International Airport is also just a short drive away. Thorncliffe is a community on the rise, offering accessible price points, lifestyle convenience, and exceptional long-term value. Whether youâ€™re looking to renovate, rent, or rebuild, this property presents a unique opportunity to create equity and capitalize on Calgaryâ€™s growth. Donâ€™t miss outâ€”book your showing today and explore the possibilities this well-located property has to offer! Note - all appliances are "as is".

Built in 1955

Essential Information

MLS® #	A2264598
Price	$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5316 Thorncliffe Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2Z3

Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark

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