



639 Thornhill Drive NW, Calgary, Alberta - \$749,900



Main Photo

Property Description

Welcome to this incredible opportunity in the desirable inner city community of Thorncliffe. This property offers a massive, oversized 7,545 sq ft rectangular lot with views of the school green space on a tranquil, tree-lined street. The home is located right behind Birb Hill Park, without the traffic of a back ally giving you even more green space to enjoy from the back yard.

This 1,000 sq ft bungalow has three bedrooms and one bathroom on the main floor. The basement is mostly a blank canvas, partially finished with an existing bathroom, and bedroom.

What truly sets this property apart is the approved development permit that the sellers are including with the sale. This permit allows for the development of two single family homes, each with an attached double garage. This provides buyer's the ability to move forward with the development right away, saving



valuable time and costs in the approval process. Whether you envision building out the approved plan, or holding the property for future potential this is a rare opportunity. With its convenient location close to parks, schools, and amenities, this is an exceptional find in Thorncliffe and offers value and versatility.

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