

# \$545,000 - 6116 Buckthorn Road Nw, Calgary

MLS® #A2225252

## \$545,000

3 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.12 Acres

Thornccliffe, Calgary, Alberta

Hey Y'all! Check out this Excellent Opportunity for Developers and Flippers â€" 50+ Ft Lot in Thornccliffe! Situated on a desirable 50+ foot wide lot, this centrally located 3-bedroom bungalow offers strong potential for redevelopment, investment, or a value-add flip. The home features a bright, open main floor layout with hardwood flooring and spacious bedrooms. The kitchen is equipped with shaker-style cabinetry and appliances. Cute French doors lead you out to a covered patio. The exterior is low maintenance and includes an oversized single garage. The finished basement includes a large rec room, den, a contemporary 3-piece bath, and plenty of room for storage or a workshop space. With its generous lot size and central location being 15 minutes to downtown, easy access to Deerfoot Trail and even easier access to the Calgary International Airport, this property presents an ideal canvas for your next project.

Built in 1961

## Essential Information

MLS® #	A2225252
Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.12



Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6116 Buckthorn Road Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2Z1

### Amenities

Parking Spaces	1
Parking	Alley Access, Oversized, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	35
Zoning	R-CG

**Listing Details**

Listing Office                      CIR Realty

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