

# \$549,900 - 6116 Buckthorn Road Nw, Calgary

MLS® #A2225252

**\$549,900**

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          | \$549,900 |
| 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 | 18             |
| Zoning         | R-CG           |

**Listing Details**

Listing Office                      CIR Realty

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