

\$449,900 - 12 Thorncliffe Crescent Nw, Calgary

MLS® #A2264126

\$449,900

3 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.14 Acres

Thorncliffe, Calgary, Alberta

Opportunity knocks in beautiful Thorncliffe! This RCG-zoned, 557 sqm lot fronts onto a quiet crescent green space and offers endless potential for investors, builders, or handy buyers – an incredible handyman special at just \$449,900! Whether you’re looking to renovate, rebuild, or redevelop, this property is a rare find in a highly desirable NW location. The 1956 bungalow needs work but provides a solid foundation to restore, rent, or hold while planning your future project. The lot features excellent frontage, rear lane access for a future double garage, RV parking potential, and mature trees that enhance the curb appeal among long-time homeowners. Perfectly situated near schools, shopping, transit, Deerfoot Trail, and Nose Hill Park, this is your chance to secure an affordable property with huge upside in a mature, peaceful community. This is an estate sale – probate has been granted and the property will be sold as-is, where-is.

Built in 1956

Essential Information

MLS® #	A2264126
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	880
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12 Thorncliffe Crescent Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K3A9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Mid Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, City Lot, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office Greater Calgary Real Estate

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