# \$600,000 - 6111 Touchwood Drive Nw, Calgary

MLS® #A2224875

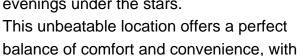
# \$600,000

5 Bedroom, 3.00 Bathroom, 1,182 sqft Residential on 0.15 Acres

Thorncliffe, Calgary, Alberta

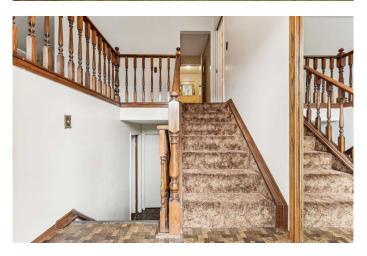
Discover incredible value in this spacious 5-bedroom detached home, ideally located in the sought-after community of Thorncliffe and just steps away from Egerts Park. This charming residence sits on a generous 54'x125' lot, offering endless possibilities for outdoor living, gardening, or future development. The main floor features three bedrooms, including a private primary suite complete with an ensuite bathroom. A cozy fireplace in the living room creates a warm, welcoming atmosphere, while the functional kitchen and dining area offer plenty of space for everyday living and entertaining. Downstairs, the fully finished basement includes two additional bedrooms, a full bathroom, and a second fireplace that enhances the comfort and livability of the lower level.

The home also includes central air conditioning, ensuring year-round comfort through Calgary's changing seasons. Set on an expansive lot, the property also includes an oversized double detached garage with ample extra storage built underneathâ€"perfect for hobbyists, home-based businesses, or anyone in need of additional space. There is also RV parking, and a beautifully landscaped backyard complete with a large deck that's ideal for summer BBQs, outdoor gatherings, or quiet evenings under the stars.









quick access to grocery stores, restaurants, and shopping areas including Deerfoot City and nearby plazas. The Thorncliffe Community Center hosts regular events that add to the neighborhood's strong sense of community. Families and pet owners will appreciate the proximity to schools, parks, playgrounds, off-leash areas, and extensive walking and running paths in both Egerts and Nose Hill Parks. Commuters will benefit from excellent transit options and quick access to Centre Street and Deerfoot Trail, making for an easy drive to downtown. Offering space, functionality, and a prime location, this home is a rare find at an unbeatable price.

#### Built in 1976

# **Essential Information**

MLS® # A2224875 Price \$600,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,182
Acres 0.15
Year Built 1976

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 6111 Touchwood Drive Nw

Subdivision Thorncliffe
City Calgary
County Calgary
Province Alberta
Postal Code T2K 5R7

#### **Amenities**

Parking Spaces 2

Parking Additional Parking, Alley Access, Double Garage Detached, RV

Access/Parking, 220 Volt Wiring

# of Garages 2

# Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Electric Range, Range Hood,

Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Living Room, Basement

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard, Storage Lot Description Back Lane, Back Yard, Private

Roof Asphalt Shingle

Construction Aluminum Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 28th, 2025

Days on Market 9

Zoning R-CG

# **Listing Details**

Listing Office Rimrock Real Estate

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