

# \$625,000 - 403 Spyhill Road Nw, Calgary

MLS® #A2242468

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,099 sqft

Residential on 0.21 Acres

Thornccliffe, Calgary, Alberta

Location, Location, Location this is most important when it comes to real estate and this property has this for sure. Its massive lot situated on a corner which offers all kinds of options. This gem has 1098.72 sqft of living space, hardwood on main floor. There is two bedrooms on the main level but was a three bedroom so easy to convert back a three again. It has two bathrooms on the main level (one was the third bedroom). If you like a bright sunny home, you have it here! Kitchen has an eating area that looks on to ample rear yard. Basement is developed with a large family room, two bedrooms and a three-piece bath plus large mechanical room which contains the laundry. The lower levels floor is painted so if you were to add some carpet it would add more a feeling of warmth to this level plus this home has air-conditioning for those hot summer days. Just a block off 4th. street so real close to city transit and right across the street is a well-manicured green space. Shopping and schools real close.

Built in 1955

## Essential Information

MLS® #	A2242468
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,099
Acres	0.21
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	403 Spyhill Road Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K3P1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Jetted Tub, See Remarks			
Appliances	Dishwasher, Electric Stove, Washer/Dryer, Gas Water Heater	Garage	Control(s),	Refrigerator,
Heating	Forced Air, Natural Gas			
Cooling	Central Air			
Has Basement	Yes			
Basement	Full, Partially Finished			

### Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Corner Lot, Irregular Lot, Lawn, Level, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
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Days on Market	2
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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