



## 40 Thornaby Crescent Calgary Alberta

\$887,000

VIEWS!!!! Top of the hill in Thorncliffe/Thornhill-the residential version of the panoramic Nosehill Park view-from inside the back of the house, on both floors & from the deck & the patio! The house is situated on the crescent, on angle-so you can also see the tops of the Nosehill hills & watch the sunset! A million dollar city view for \$887,000.00 as is. If you built up a level, like the neighbour did - you would have a 360 degree view instead of back-front view = worth even more! But as is, you get UNOBSTRUCTED VIEWS from airport to downtown. NO powerlines in your sightlines! From the moment you step inside, you'll be captivated by the light that cascades in during the day & the sexy city light at night. This 2367.54 developed BI-LEVEL WALKOUT home has a large second floor deck off the kitchen nook which covers the lower patio. The view/light/experience changes throughout the day - as the sun moves across the city! And again at night, as the moon moves across the city. The night time view is SPECIAL watching planes circle & land at the airport (quietly as this area is a no fly zone). Same with Deerfoot-you can see the cars driving on Deerfoot but don't hear them! Enjoy downtown view including the Telus sky building with the light designed by Douglas Copeland, the Bow building, Calgary town... while enjoying the tranquility of your serene environment or while entertaining. Fireworks visible from Global & Stampede. FRESHLY PAINTED. WOODBURNING gas start fireplace on mn level & gas switch furnace fireplace downstairs. TV bracket installed above fireplace. Mounted TV's can be included. Garburator, built in 3 stage water filter. 3 LARGE bedrooms upstairs & 2 bathrooms, a 4 piece bath that backs directly onto 2 pc ensuite with a window, linen closet in the bath could be converted to a shower/tub. Dreamy draperies. The lower level offers large window w/city view can ...

4pc Bathroom 8.83 Ft x 8.67 Ft

Bedroom 11.25 Ft x 12.33 Ft

Kitchen 8.67 Ft x 10.75 Ft

Recreational, Games room 25.25 Ft x 14.75 Ft

Furnace 11.25 Ft x 11.42 Ft

2pc Bathroom 4.50 Ft x 5.67 Ft

Bedroom 10.08 Ft x 8.92 Ft

Bedroom 10.00 Ft x 8.92 Ft

Dining room 11.83 Ft x 9.08 Ft

Kitchen 11.42 Ft x 15.08 Ft

Living room 15.33 Ft x 15.50 Ft

Primary Bedroom 11.83 Ft x 11.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://clientfirst.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

