

\$568,000 - 5308 Thornbriar Road Nw, Calgary

MLS® #A2261833

\$568,000

3 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.13 Acres

Thorncliffe, Calgary, Alberta

**** Open House Saturday, October 11, 12-2 pm **** Nestled in the well-established and family-friendly community of Thorncliffe, this updated charming bungalow is a true gem that radiates pride of ownership. This home has numerous updates and renovations and offers a rare blend of character, comfort, and convenience. Set on a generously sized park-like and private lot (55â€™™x100â€™™), the property boasts mature landscaping that blooms with seasonal colour and provides a peaceful retreat for nature lovers and green thumbs alike. The home offers a bright living area with hardwood and tile flooring, a dedicated dining space with corner windows, an updated kitchen with ample warm oak cabinetry & counter space, 3 bedrooms and a fully renovated main bath (2024). The lower level offers a spacious rec room, flex office/den with 2 large windows, 3 piece bath and generous storage/laundry room. Youâ€™™ll fall in love with the backyard â€™™ deck and patio space for outdoor entertainment, fire pit area, green house, garage and parking pad and mature trees for privacy. Additional features and updates include: high efficiency furnace, new shingles (2024), all windows upstairs replaced, new sewer line (2024), and freshly painted throughout. Located just minutes from area parks, schools, shopping, and transit, this home offers the perfect balance of tranquility and accessibility. Whether you're a growing family, downsizing or someone seeking a forever home in a



welcoming neighborhood, this is a rare find to call your own!

Built in 1955

Essential Information

MLS® #	A2261833
Price	\$568,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5308 Thornbriar Road Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2X6

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 11

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.