

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

MLS® #A2224875

**\$600,000**

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

Thornccliffe, Calgary, Alberta

Discover incredible value in this spacious 5-bedroom detached home, ideally located in the sought-after community of Thornccliffe 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 underneath—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.

This unbeatable location offers a perfect balance of comfort and convenience, with



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	13
Zoning	R-CG

## Listing Details

Listing Office	Rimrock Real Estate
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