

**272 Thames Close NW
Calgary, Alberta**

MLS # A2277610



\$625,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,687 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: Basement shelves

Welcome to 272 Thames Close NW—offered for the first time on the market. This spacious, one-owner bungalow presents a rare opportunity and exceptional potential. With a generous footprint, the home features a three-bedroom layout, two large family rooms, and an unspoiled basement ready for your personal vision. The kitchen offers excellent expansion possibilities and could be opened to the great room, creating a modern open-concept design. The untouched basement awaits development, providing flexibility for additional living space or customization. Situated on a west-facing, corner lot, the property offers strong redevelopment or renovation potential. Additional highlights include a large rear garage and a sizable garden area. Located in the heart of Thorncliffe, the home is close to parks, green spaces, and surrounded by many beautifully renovated properties. Don't miss the chance to explore this hidden gem—book your private showing today.