

404, 544 Blackthorn Road NE
Calgary, Alberta

MLS # A2215410



\$309,900

Division:	Thorncliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	946 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: None

Opportunity Knocks ‐ Sold As-Is, Where-Is! Ideal for investors or renovators, this two-storey townhome offers strong value and upside potential in a well-managed complex. Located near major amenities‐Deerfoot City, Calgary International Airport, schools, transit, shopping, and parks‐this property is a strategic addition to your portfolio. The main floor includes a galley kitchen, open dining area, and spacious living room. Upstairs, there are 3 bedrooms and a 4-piece bathroom. The unfinished basement already features a 3-piece bathroom, laundry area, and ample storage‐ready for further development. With a single attached garage and private front patio, this unit has solid bones and awaits your vision. Act fast‐opportunities like this don’t last long!