

**601 Blackthorn Road NE**  
**Calgary, Alberta**

**MLS # A2216522**



**\$475,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** N/a

Welcome to this immaculate duplex located in Thorncliffe. No neighbours in front of you! Across the street is a park and walking paths. The main floor features a beautiful living room with Patio door out onto your front deck. And a corner fireplace. A formal dining area and a beautiful eat in kitchen with granite countertops. On the top level you will find one huge primary bedroom that could easily be converted back into two bedrooms. And a beautifully renovated bathroom. On the third level are two more bedrooms with very large windows and another four piece bathroom. The fourth level has a large hobby room or office area, storage, and laundry room. A very nice fenced yard landscaped beautifully, and a single garage complete this home. Must be seen.