

**404, 544 Blackthorn Road NE**  
**Calgary, Alberta**

**MLS # A2255912**



**\$374,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cleared, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Open Floorplan, Quartz Counters		

**Inclusions:** None

Big drop in Price!!! Welcome Home! Come and be amazed at this well renovated 4 bedroom and 2 full bathroom town house with over 1,500.sqft of developed space in the very desirable and central community of Thorncliffe. This townhouse is located in a very well managed complex. With very quick access to Deerfoot and hence everywhere in the city, no better location. Super close to shopping, Thorncliffe community YMCA where you find swimming, fitness center, lawn tennis, library, also walking distance to all levels of schools (elementary to high school). Upon entering, you'll be immediately captivated by the spacious and open floor plan, brimming with abundant natural light that pours in from the very big windows, creating an atmosphere of warmth and serenity. Picture yourself entertaining guests or indulging in family time in this spacious and bright living room perfected with the fire place providing a cozy atmosphere. To the right is the brand-new kitchen complete with new stainless-steel appliances and quartz counter tops with a dining area. Upstairs you have a spacious primary bedroom, 2 other good-sized bedrooms and a 4 piece bathroom. Downstairs to the fully developed basement that provides you with a living space for family game or movie nights or a play area for the little ones, a separate study/office space, an additional bedroom and a full 3-piece bathroom. Priced to sell. This will Not last. Call your favorite Realtor today.