

# \$374,999 - 404, 544 Blackthorn Road Ne, Calgary

MLS® #A2264744

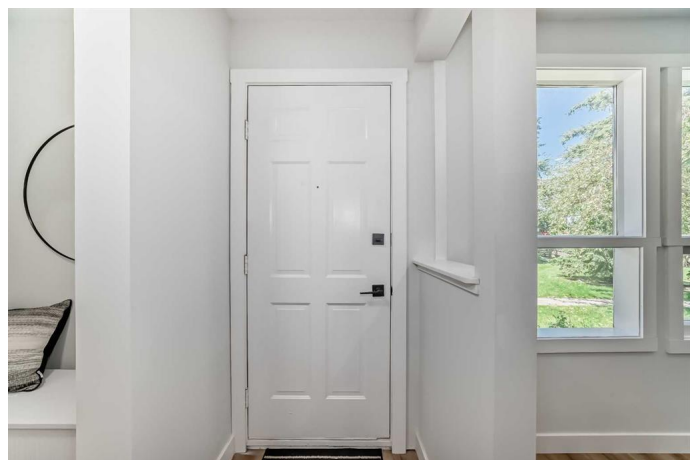
**\$374,999**

4 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Are you looking for the perfect starter home or investment property? This is it! Seriously! Come and be amazed at this just renovated 4 bedroom and 2 full bathroom town house with almost 1,500 sqft of developed space in the very desirable and central community of Thornccliffe. This townhouse is located in a very well managed complex. With very quick access to Deerfoot and hence everywhere in the city, there is no better location. Super close to shopping, Thornccliffe community YMCA where you find swimming, fitness center, lawn tennis, library, also walking distance to all levels of schools (elementary to high school). Get captivated by the spacious and open floor plan, brimming with abundant natural light that pours in from the very big windows, perfect for entertaining and family life. Picture yourself entertaining guests or indulging in family time in this spacious and bright living room perfected with the fireplace providing a cozy atmosphere. To the right is the kitchen complete with brand 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 in the basement is the fully developed space that provides you with a family room 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.



Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264744      |
| Price          | \$374,999     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 962           |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 404, 544 Blackthorn Road Ne |
| Subdivision | Thorncliffe                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2K 5J5                     |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking, Picnic Area |
| Parking Spaces | 2                                                          |
| Parking        | Off Street, Parking Pad, Single Garage Attached            |
| # of Garages   | 1                                                          |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Wood Burning                                                                                   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Cleared |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Siding                                  |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 10                 |
| Zoning         | M-C1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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