



GRASSROOTS
REALTY GROUP

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**103, 544 Blackthorn Road NE
Calgary, Alberta**

MLS # A2240920



\$319,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Thorncliffe | | |
| Type: | Residential/Four Plex | | |
| Style: | Townhouse | | |
| Size: | 1,129 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 442 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Siding | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: None

Welcome to this well-kept 3-bedroom townhome offering excellent value and practical living in one of Calgary's most accessible neighbourhoods. Whether you're a first-time homebuyer, down-sizer, or investor, this home checks all the right boxes for comfortable, low-maintenance living. Situated just steps from Nose Creek's picturesque pathways and the expansive Laycock Park, you'll have endless outdoor space right outside your door - including walking and biking trails, playgrounds, wetlands, an off-leash dog area, and even ball diamonds for weekend games. It's an ideal setting for nature lovers, families, or anyone who enjoys an active lifestyle. Inside, the upper level features a cozy living room highlighted by a corner wood-burning fireplace. The adjacent dining area connects seamlessly to the kitchen and opens onto a covered south-facing balcony that offers a great view of the park and surrounding greenery - a perfect spot to relax and take in the scenery. It's a great spot for morning coffee or evening relaxation, rain or shine. All three bedrooms are located on the same upper level, providing a functional layout for families. The full four-piece bathroom is easily accessible, and durable vinyl flooring throughout the upper floor keeps things stylish and easy to clean. The lower level includes a spacious front entryway, access to the single attached garage (no more scraping ice in winter!), and a convenient laundry/storage area. Located in a well-managed complex, this unit is just minutes from shopping, schools, transit, and major routes like Deerfoot Trail. You're also only a short drive from the airport - perfect for commuters or frequent travellers. If you're looking for a move-in ready townhome with great amenities nearby and room to make it your own, this one deserves a look!

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