



GRASSROOTS
REALTY GROUP

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4, 228 Theodore Place NW
Calgary, Alberta

MLS # A2247691



\$500,000

Division:	Thorncliffe		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Front Drive, Garage Faces Front, Parking Pad, R		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Level, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Exterior Roller Shutters, Nest Thermostat, Front Door Lock

Welcome to your new home in the sought-after community of Thorncliffe. This updated and spacious 3-bedroom, 3-bathroom townhome offers the perfect blend of comfort, style, and convenience. Step inside to discover a bright, open-concept living area designed for both relaxing and entertaining. Renovated prior to the current owners, the home boasts a modern open-concept kitchen with a spacious island, sleek cabinetry, and updated appliances. Durable luxury vinyl plank flooring flows throughout, complemented by tastefully renovated bathrooms that bring a fresh, contemporary feel. All windows have been updated, and exterior roller shutters on the east side offer added comfort and privacy. Upstairs, you'll find generously sized bedrooms, including a primary suite with a 5-piece ensuite. Outside, enjoy your own fenced backyard with a concrete patio and a gate leading directly to the off-leash dog park at Egert's Park. RV parking is also available, adding extra versatility for those with recreational vehicles or trailers. With a low-maintenance exterior, welcoming community atmosphere, and a prime location just minutes from schools, parks, shopping, and public transit, this home combines quiet residential living with easy access to all Calgary has to offer.