



GRASSROOTS
REALTY GROUP

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**33, 228 Theodore Place NW
Calgary, Alberta**

MLS # A2255144



\$425,000

Division:	Thorncliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 548
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Laminate Counters, Wet Bar		

Inclusions: N/A

Welcome to this spacious corner-unit townhome in the desirable community of Thorncliffe — a home full of potential and possibilities. Featuring an open-concept layout with a separate dining area and hardwood flooring throughout the main living spaces and bedrooms, this property provides the perfect canvas for your vision. Both bedrooms function as primary suites, each with its own private bathroom, including a jetted tub in the second ensuite — an ideal setup for comfort and privacy. Additional highlights include central A/C for summer comfort, a brand-new hot water tank, and a backyard with no neighbours directly behind. With a double side-by-side attached garage plus an extra stall right in front, parking is never a concern. This townhome offers 2 bedrooms, 3 full baths, and 1 half bath — a rare opportunity for first-time buyers, renovators, or anyone looking to transform a solid home into something truly special. Imagine the possibilities and make this home your own.