

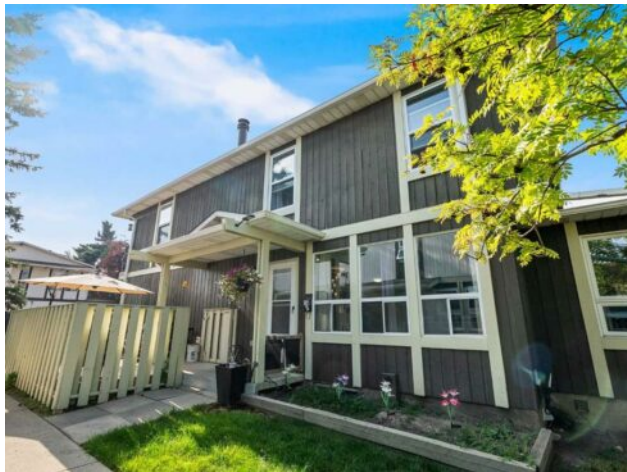


GRASSROOTS
REALTY GROUP

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**302, 544 Blackhorn Road NE
Calgary, Alberta**

MLS # A2255870



\$329,000

Division:	Thorncliffe		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	941 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home		

Inclusions: none

Fabulous Location! The seller is offering to cover 3 months of condo fees for the buyer, providing an excellent bonus to help you settle in with peace of mind. This beautifully upgraded, bright, and open-concept home features hardwood floors, a modern kitchen with crisp white cabinets, plenty of storage and counter space, and stainless steel appliances. The main level offers three spacious bedrooms, and a renovated 4-piece bathroom. Parking is a breeze with your own single garage with driveway. The lower level provides a versatile space, perfect for a home office, playroom, or media area. Conveniently located near grocery shopping, parks, walking paths, the large dog park, and the future Green Line C-Train/Bus, with easy access to 64th Ave, Centre Street, and Deerfoot Trail—this is a fantastic spot to call home or an excellent investment opportunity in the heart of Thorncliffe.