



GRASSROOTS
REALTY GROUP

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**3, 11 Blackthorn Bay NE
Calgary, Alberta**

MLS # A2257764



\$319,000

Division:	Thornccliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,108 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 100
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

LOW CONDO FEE!! Welcome to this 3-bedroom townhouse located in the highly desirable community of Thornccliffe, offering over 1,400 SQFT of total living space with a finished basement. This property makes an excellent starter home and provides tremendous value for investors, renovators, or first-time buyers. With great potential, this townhouse is ready for your personal upgrades and touches. Ideally situated close to schools, parks, shopping, library, gym, and public transit, the home offers everyday convenience and a true family-friendly lifestyle. Don't miss this opportunity to own a well-located home in Thornccliffe!