



GRASSROOTS
REALTY GROUP

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13, 228 Theodore Place NW
Calgary, Alberta

MLS # A2281572



\$359,900

Division:	Thornccliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters		

Inclusions: none

Welcome to a large townhouse in a well maintained complex in the heart of Thornccliffe. This well priced home is great for a first time buyer or a couple wishing to downsize. The home has been well maintained and owned for a number of years. Main floor has a large living room with a wood burning fireplace. There is a dining room that is spacious along with large windows overlooking the backyard. A large decking area (15ft x 18ft) with options for a BBQ looks east into the cul de sac. The kitchen has good size with a 2nd seating area for quick meals. There is a gas stove/oven set up that buyers will appreciate. There is ample counter space for preparing meals. The upper level has 3 sizable bedrooms and 2 full baths. Each bathroom has its own bathtub. The laundry is located in the lower level and comes with additional shelving for detergents and other items. There is a small work shop along with a spacious storage room. There is a large rec room where a media centre could be set up. Home has a single attached garage (12ft W X 21 ft D) along with a smaller parking spot outside the front entrance. The complex has visitor parking close by. You are also walking distance to the beautiful Nose Hill Park and the area has a number of schools close by.