

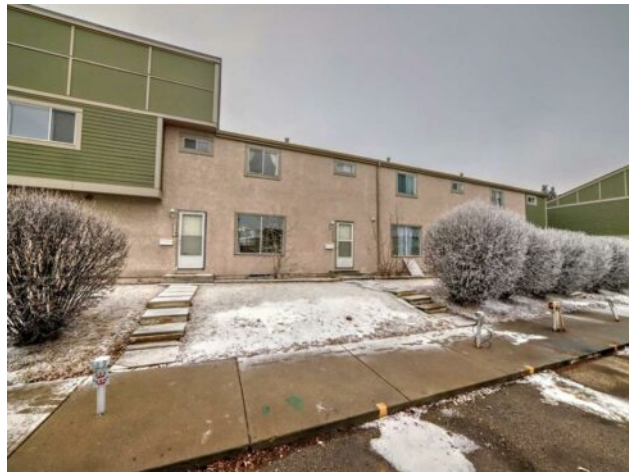


GRASSROOTS
REALTY GROUP

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**252, 406 Blackthorn Road NE
Calgary, Alberta**

MLS # A2205362



\$315,000

Division:	Thorncliffe		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,082 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This is a beautiful 3-bedroom townhouse located in Thorncliffe! This unit is perfect for students, young families, and couples. The bright living room greets you upon entering, seamlessly connecting to the kitchen and dining room. The upper level boasts three well-appointed bedrooms and a four-piece bathroom. The basement includes a laundry room and ample storage space. Your new home is within walking distance of Deerfoot City, transit, shopping, coffee shops, parks, and schools, with just a 20-minute drive to downtown! Schedule your private tour today!