



GRASSROOTS
REALTY GROUP

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623 Blackthorn Road NE
Calgary, Alberta

MLS # A2208152



\$599,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,055 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Insulated, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Location, location, location! Amazing lot in the established community of Thorncliffe. Arguably one of the best locations in the area, this huge corner lot faces a green space with access to walking & bike paths that go all the way to the Zoo! Overlooking an off leash dog park, baseball diamonds and a beautiful view from your front window. No neighbours across from you here! This home has so much potential with a great layout, ready for you to make your own improvements to make it the ideal place to call home for your family or a great opportunity for an investor. The main floor features a large living room with 3 good sized bedrooms upstairs and a centrally located updated main bathroom. The kitchen has plenty of cupboard space and a convenient side door to the large back deck. The expansive back yard is the perfect place for the kids and pets to play in a private setting and featuring large mature trees. Fencing panels, ready for installation, are located in the backyard and are included. The oversized single garage (23'x19'x3') is insulated and heated with plenty of room to park your vehicle and still lots of room for your workshop, hobbies or storage. There is a garden shed as well to store the lawn mower and garden tools. The basement is developed including a full bathroom with shower (also updated w/ a new window) and basement laundry room. More potential here to make it your dream basement with lots of light and large windows. Most windows in the home have been updated from original, with the exception of 3. Vacant with immediate possession available, this home awaits your vision to make it the perfect place to call home for years to come!