

# \$315,000 - 252, 406 Blackthorn Road Ne, Calgary

MLS® #A2205362

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

This is a beautiful 3-bedroom townhouse located in Thornccliffe! 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!

Built in 1971

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2205362               |
| Price          | \$315,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,082                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 252, 406 Blackthorn Road Ne |
| Subdivision | Thorncliffe                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2K 3S3                     |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Snow Removal |
| Parking Spaces | 1                     |
| Parking        | Assigned, Stall       |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Level, Rectangular Lot           |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame, Stucco |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 104              |
| Zoning         | M-C1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.