

# \$450,000 - 16, 228 Theodore Place Nw, Calgary

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MLS® #A2218392

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,722 sqft

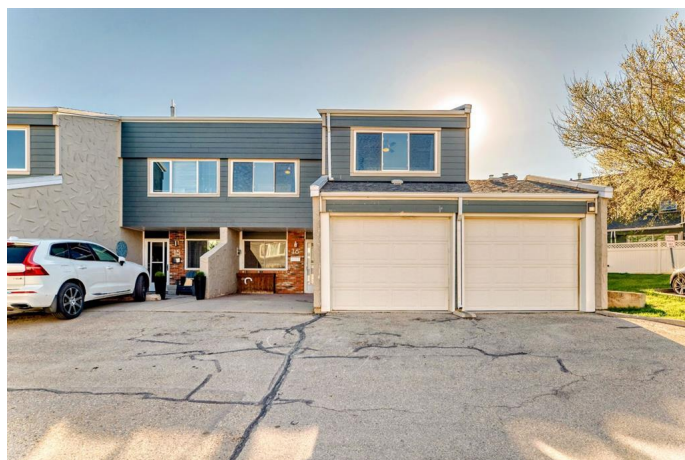
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Welcome home! A 3-bedroom, 2.5-bath END UNIT townhouse with double attached garage, located in the highly desirable Tiffany Gardens complex. A spacious kitchen provides lots of counter and cupboard space and features a bright breakfast area. Enjoy the formal dining room with vaulted ceiling that opens to the spacious living area finished a vinyl plank flooring and a wood burning fire place. Sliding doors lead to the private backyard with deck. A perfect space to relax in the summer months. Upstairs you'll find three large bedrooms with oversized windows bringing in loads of natural light. The spacious primary bedroom is complete with a 4 piece ensuite. Options are endless in the partially finished basement where you will find the laundry room, a large storage area and the rec room with wet bar. There is ample parking with a double garage, a dedicated parking spot right outside your front door, and plenty of visitor and street parking. This complex also includes RV parking on site. This spacious townhouse is steps away from Nose Hill Park, Egerts Park and lots of walking trails. Centrally located with quick access to downtown, shopping, public transportation, and all levels of school. Don't miss this opportunity and call for your viewing today!

Built in 1976

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2218392      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,722         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 16, 228 Theodore Place Nw |
| Subdivision | Thorncliffe               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2K 5S1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer    |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Wood Burning                                               |
| Has Basement      | Yes                                                        |
| Basement          | Finished, Full                                             |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Yard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | M-C1          |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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