

404, 544 Blackthorn Road NE
Calgary, Alberta

MLS # A2215410



\$309,900

Division:	Thorncliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	946 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: \$ 406

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None

Opportunity Knocks ‐ Sold As-Is, Where-Is! Ideal for investors or renovators, this two-storey townhome offers strong value and upside potential in a well-managed complex. Located near major amenities‐Deerfoot City, Calgary International Airport, schools, transit, shopping, and parks‐this property is a strategic addition to your portfolio. The main floor includes a galley kitchen, open dining area, and spacious living room. Upstairs, there are 3 bedrooms and a 4-piece bathroom. The unfinished basement already features a 3-piece bathroom, laundry area, and ample storage‐ready for further development. With a single attached garage and private front patio, this unit has solid bones and awaits your vision. Act fast‐opportunities like this don’t last long!