

**103, 544 Blackthorn Road NE**  
**Calgary, Alberta**

**MLS # A2209600**



**\$329,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Thorncliffe            |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | Townhouse              |               |                   |
| <b>Size:</b>     | 1,129 sq.ft.           | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 442 |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Siding                     | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** None

Welcome to this well-kept 3-bedroom townhome offering excellent value and practical living in one of Calgary's most accessible neighbourhoods. Whether you're a first-time homebuyer, down-sizer, or investor, this home checks all the right boxes for comfortable, low-maintenance living. Situated just steps from Nose Creek's picturesque pathways and the expansive Laycock Park, you'll have endless outdoor space right outside your door - including walking and biking trails, playgrounds, wetlands, an off-leash dog area, and even ball diamonds for weekend games. It's an ideal setting for nature lovers, families, or anyone who enjoys an active lifestyle. Inside, the upper level features a cozy living room highlighted by a corner wood-burning fireplace. The adjacent dining area connects seamlessly to the kitchen and opens onto a covered south-facing balcony that offers a great view of the park and surrounding greenery - a perfect spot to relax and take in the scenery. It's a great spot for morning coffee or evening relaxation, rain or shine. All three bedrooms are located on the same upper level, providing a functional layout for families. The full four-piece bathroom is easily accessible, and durable vinyl flooring throughout the upper floor keeps things stylish and easy to clean. The lower level includes a spacious front entryway, access to the single attached garage (no more scraping ice in winter!), and a convenient laundry/storage area. Located in a well-managed complex, this unit is just minutes from shopping, schools, transit, and major routes like Deerfoot Trail. You're also only a short drive from the airport - perfect for commuters or frequent travellers. If you're looking for a move-in ready townhome with great amenities nearby and room to make it your own, this one deserves a look!