



THE
A-TEAM

**RE/MAX
FIRST**

6147 BUCKTHORN Road #4, Calgary T2K 2Z2

MLS® #: **A2172374**

Area: **Thornccliffe**

Listing Date: **11/01/24**

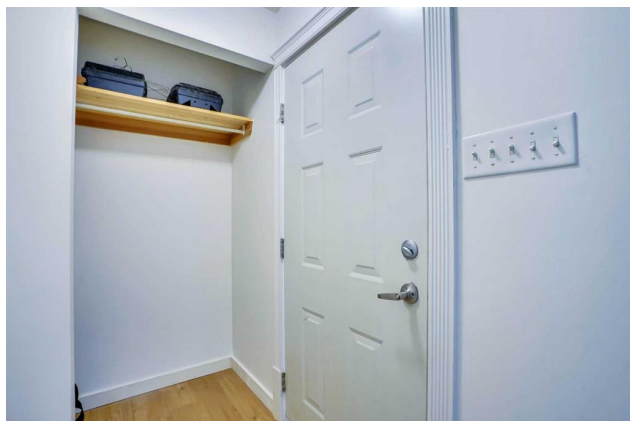
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1967**

Finished Floor Area
Abv Sqft: **783**
Low Sqft:
Ttl Sqft: **783**

DOM

92
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Parking Pad,Paved**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Courtyard**

Construction: **Brick,Concrete,Straw,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Public
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities: **Electricity Connected**

Room Information

Room	Level	Dimensions
Dining Room	Main	7`4" x 7`8"
Living Room	Main	11`3" x 16`3"
Game Room	Lower	10`11" x 15`6"
Bedroom	Second	8`11" x 9`8"

Room	Level	Dimensions
Kitchen	Main	7`4" x 11`11"
Bedroom - Primary	Second	10`0" x 14`0"
Furnace/Utility Room	Lower	9`1" x 10`3"
4pc Bathroom	Second	5`5" x 7`2"

Legal/Tax/Financial

Condo Fee:
\$409

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **7710093**

Remarks

Pub Rmks: **Excellent location in the desirable community of Thorncliffe. This is an end unit. Steps away from Centre Street. Amenities galore, Deerfoot City Mall, Swimming Pool, library, SuperStore. Fire Hall, High Schools. Almost 800 sq ft of living with a fully developed basement. Come check this out, 2 storey, 2 bathroom, 2 bedroom Townhouse at a very reasonable , affordable price. It won't last . call your favorite Agent to book an appointment fast. Vacant for fast possession. Owner has all the BUILDING PERMITS FOR THE BASEMENT DEVELOPMENT. Parking is assigned by the Condo Board but has to sign an agreement to clear any snow in your parking space. Please do not hessite to ask any questions .**

Inclusions: **none**
Property Listed By: **BluePoint Realtors**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



