

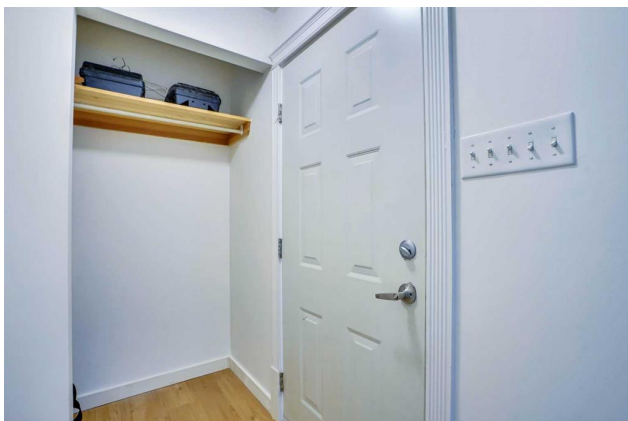


THE  
**A-TEAM**

**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**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **783**  
 Low Sqft:  
 Ttl Sqft: **783**

DOM

**50**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

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	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 7`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`4" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 16`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`0" x 14`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>10`11" x 15`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>9`1" x 10`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 9`8"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`5" x 7`2"</b>

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. 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**



