



THE A-TEAM

RE/MAX FIRST

6147 BUCKTHORN Road #4, Calgary T2K 2Z2

MLS® #: A2172374 Area: Thorncliffe Listing: 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: 783
Low Sqft: 783
Ttl Sqft: 783

DOM: 19
Layout:
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: 2 Storey

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

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Living Room, Game Room, Bedroom, Kitchen, Bedroom - Primary, Furnace/Utility Room, and 4pc Bathroom.

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, 1 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**









