



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6147 BUCKTHORN Road #3, Calgary T2K2Z2**

MLS® #: **A2176782**

Area: **Thornccliffe**

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

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **881**  
Low Sqft:  
Ttl Sqft: **881**

DOM

**82**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Alley Access,Asphalt,Assigned,On Street,Stall**

Utilities and Features

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

Construction: **Brick,Concrete,Stucco,Wood Frame,Wood Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum**  
Utilities:

Room Information

| Room                     | Level         | Dimensions           | Room               | Level         | Dimensions           |
|--------------------------|---------------|----------------------|--------------------|---------------|----------------------|
| <b>Entrance</b>          | <b>Main</b>   | <b>4`8" x 4`7"</b>   | <b>Living Room</b> | <b>Main</b>   | <b>16`2" x 11`5"</b> |
| <b>Kitchen</b>           | <b>Main</b>   | <b>12`0" x 7`4"</b>  | <b>Dining Room</b> | <b>Main</b>   | <b>7`4" x 7`0"</b>   |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>14`0" x 10`0"</b> | <b>Bedroom</b>     | <b>Second</b> | <b>9`7" x 9`0"</b>   |
| <b>4pc Bathroom</b>      | <b>Second</b> | <b>5`5" x 7`3"</b>   |                    |               |                      |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$405

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7710093

Remarks

Pub Rmks: **Attention first time buyers and investors! This bright, affordable two bedroom, two-story townhome in Thorncliffe is close to most every amenity imaginable! Just off of Centre St. south of 64th avenue, this home is steps away from transit, with easy access to BRT routes to downtown, and to the airport. Easy walking or driving distance to shopping, restaurants, Deerfoot Trail, Deerfoot City Mall Superstore, schools, childcare,, parks and playgrounds,, skating, pools, and the Public library The main entry opens into the comfortable open living area with laminate floors, and a galley kitchen with ample dining area. Head upstairs to find two sizeable bedrooms, and full 4pc bathroom. Lower level is unfinished awaiting your finishing touches. There is a washer dryer set and lots of available storage! Newer decks and fences for each unit installed summer 2018. Private enclosed area with a deck - perfect to enjoy a great cup of coffee or a bevy. Great location and fabulous value here!**

Inclusions: n/a  
Property Listed By: MaxWell Canyon Creek

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







