



THE
A-TEAM

**RE/MAX
FIRST**

406 BLACKTHORN Road #442, Calgary T2K 1K5

MLS® #: **A2185112**

Area: **Thornccliffe**

Listing Date: **01/03/25**

List Price: **\$329,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **943**
Low Sqft:
Ttl Sqft: **943**

DOM

29
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Level**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Electric Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 11`6"
Mud Room	Main	9`8" x 6`0"
Bedroom	Upper	12`8" x 8`4"

Legal/Tax/Financial

Condo Fee:
\$363

Title:
Fee Simple

Zoning:
M-C1

Room	Level	Dimensions
Kitchen	Main	15`1" x 9`4"
Bedroom - Primary	Upper	13`11" x 12`5"
4pc Bathroom	Upper	9`4" x 5`0"

Fee Freq:
Monthly

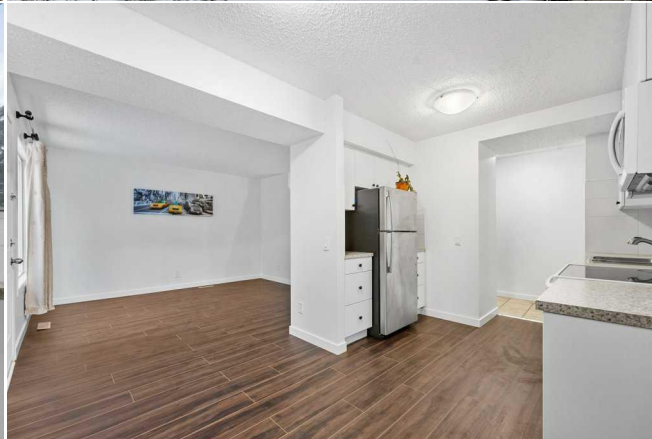
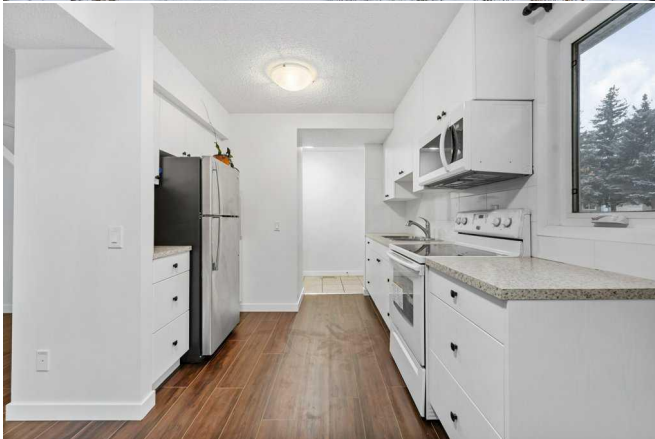
Legal Desc: **8911305**

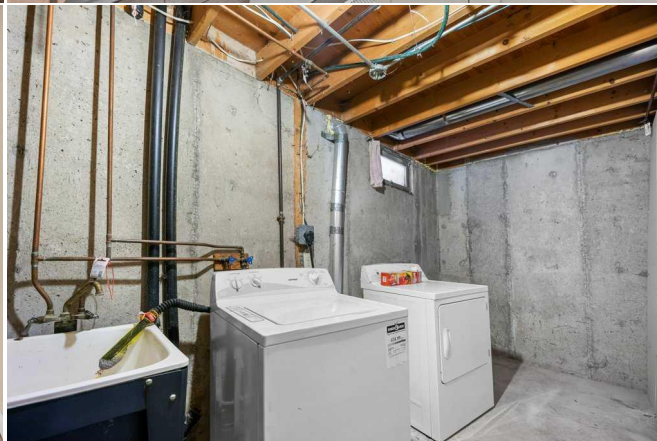
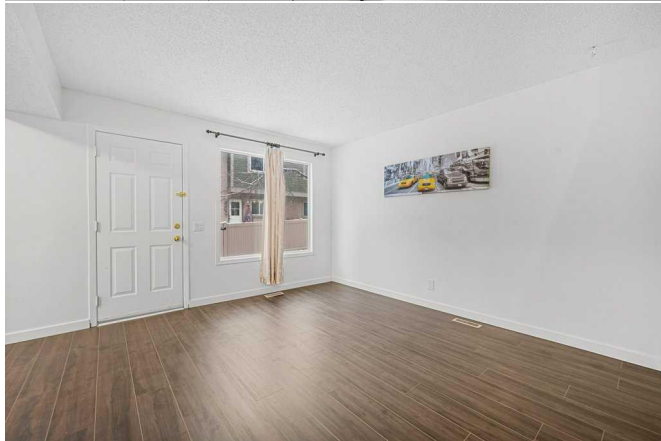
Remarks

Pub Rmks: **Private and quiet end unit in secluded location in Thorncliffe Community. This townhome featured 2 spacious bedrooms and one 4pc bath and one parking stall. New Laminate floors in the main and upper level. Upgraded Kitchen has plenty of cabinets for storage, newer refrigerator, microwave and quartz countertop. The unit has also just been painted to welcome the new owner. West facing front doors with your very own enclosed yard, just the perfect size to for gatherings and/or a small garden. Pets allowed(BOARD APPROVAL REQUIRED) & fees includes heat. Close to all schools grades, shopping mall, library and gym. Easy to access Deerfoot Trail, Centre Street. Just come and see, wouldn't want to miss this great opportunity!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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





442-406 Blackthorn Rd NE, Calgary, AB

2nd Floor Exterior Area 489.03 sq ft



PREPARED: 2025/01/02



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

442-406 Blackthorn Rd NE, Calgary, AB

Basement (Below Grade) Exterior Area 444.70 sq ft



PREPARED: 2025/01/02



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