# \$329,900 - 103, 544 Blackthorn Road Ne, Calgary

MLS® #A2209600

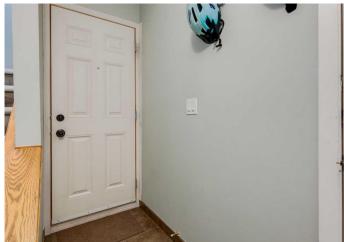
#### \$329,900

3 Bedroom, 1.00 Bathroom, 1,129 sqft Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Welcome to this well-kept 3-bedroom townhome offering excellent value and practical living in one of Calgary's most accessible neighbourhoods. Whether you're a first-time homebuyer, down-sizer, or investor, this home checks all the right boxes for comfortable, low-maintenance living. Situated just steps from Nose Creek's picturesque pathways and the expansive Laycock Park, you'II have endless outdoor space right outside your door - including walking and biking trails, playgrounds, wetlands, an off-leash dog area, and even ball diamonds for weekend games. It's an ideal setting for nature lovers, families, or anyone who enjoys an active lifestyle. Inside, the upper level features a cozy living room highlighted by a corner wood-burning fireplace. The adjacent dining area connects seamlessly to the kitchen and opens onto a covered south-facing balcony that offers a great view of the park and surrounding greenery - a perfect spot to relax and take in the scenery. It's a great spot for morning coffee or evening relaxation, rain or shine. All three bedrooms are located on the same upper level, providing a functional layout for families. The full four-piece bathroom is easily accessible, and durable vinyl flooring throughout the upper floor keeps things stylish and easy to clean. The lower level includes a spacious front entryway, access to the single attached garage (no more scraping ice in winter!), and a convenient laundry/storage area. Located in a well-managed complex, this







unit is just minutes from shopping, schools, transit, and major routes like Deerfoot Trail. You're also only a short drive from the airport - perfect for commuters or frequent travellers. If you're looking for a move-in ready townhome with great amenities nearby and room to make it your own, this one deserves a look!

Built in 1975

#### **Essential Information**

MLS® # A2209600 Price \$329,900

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,129 Acres 0.00 Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 103, 544 Blackthorn Road Ne

Subdivision Thorncliffe

City Calgary
County Calgary
Province Alberta
Postal Code T2K 5J5

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings, Garage Control(s)

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description See Remarks
Roof Asphalt Shingle
Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 28

Zoning M-C1

## **Listing Details**

Listing Office Royal LePage Solutions

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