

# \$309,900 - 404, 544 Blackthorn Road Ne, Calgary

MLS® #A2215410

**\$309,900**

3 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Opportunity Knocks â€” Sold As-Is, Where-Is! Ideal for investors or renovators, this two-storey townhome offers strong value and upside potential in a well-managed complex. Located near major amenitiesâ€”Deerfoot City, Calgary International Airport, schools, transit, shopping, and parksâ€”this property is a strategic addition to your portfolio. The main floor includes a galley kitchen, open dining area, and spacious living room. Upstairs, there are 3 bedrooms and a 4-piece bathroom. The unfinished basement already features a 3-piece bathroom, laundry area, and ample storageâ€”ready for further development. With a single attached garage and private front patio, this unit has solid bones and awaits your vision. Act fastâ€”opportunities like this donâ€™t last long!

Built in 1975

## Essential Information

MLS® #	A2215410
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	1975



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	404, 544 Blackthorn Road Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5J5

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
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Days on Market	1
Zoning	M-C1

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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