

**13, 228 Theodore Place NW  
Calgary, Alberta**

**MLS # A2281572**



# \$359,900

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters		

**Inclusions:** none

Welcome to a large townhouse in a well maintained complex in the heart of Thorncliffe. This well priced home is great for a first time buyer or a couple wishing to downsize. The home has been well maintained and owned for a number of years. Main floor has a large living room with a wood burning fireplace. There is a dining room that is spacious along with large windows overlooking the backyard. A large decking area (15ft x 18ft) with options for a BBQ looks east into the cul de sac. The kitchen has good size with a 2nd seating area for quick meals. There is a gas stove/oven set up that buyers will appreciate. There is ample counter space for preparing meals. The upper level has 3 sizable bedrooms and 2 full baths. Each bathroom has its own bathtub. The laundry is located in the lower level and comes with additional shelving for detergents and other items. There is a small work shop along with a spacious storage room. There is a large rec room where a media centre could be set up. Home has a single attached garage (12ft W X 21 ft D) along with a smaller parking spot outside the front entrance. The complex has visitor parking close by. You are also walking distance to the beautiful Nose Hill Park and the area has a number of schools close by.