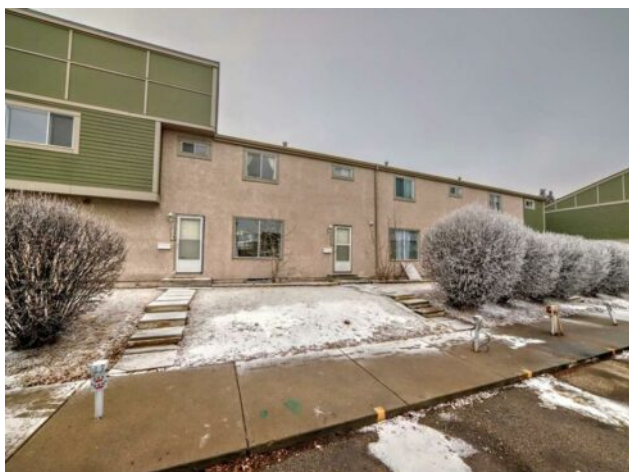


**252, 406 Blackthorn Road NE  
Calgary, Alberta**

**MLS # A2205362**

# \$315,000



<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

This is a beautiful 3-bedroom townhouse located in Thorncliffe! This unit is perfect for students, young families, and couples. The bright living room greets you upon entering, seamlessly connecting to the kitchen and dining room. The upper level boasts three well-appointed bedrooms and a four-piece bathroom. The basement includes a laundry room and ample storage space. Your new home is within walking distance of Deerfoot City, transit, shopping, coffee shops, parks, and schools, with just a 20-minute drive to downtown! Schedule your private tour today!