

# \$319,000 - 254, 406 Blackthorn Road Ne, Calgary

MLS® #A2208956

**\$319,000**

2 Bedroom, 1.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Experience this adorable 2-bedroom residence through our 3D tour! Welcome to this exceptional end-unit family home, situated in the heart of the desirable Thornccliffe community. Featuring 2 spacious bedrooms, 1 full 4-piece bath, and a convenient parking stall, this property is an excellent choice for families or individuals seeking comfort and accessibility. The home boasts an entire-house spread of vinyl plant flooring—a sleek and modern touch in every corner. The living room is a sun-soaked haven, ideal for relaxation and family gatherings. The upper level features two spacious bedrooms and a full bathroom, offering a private retreat. Schedule your showing today!

Built in 1971

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2208956               |
| Price          | \$319,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 909                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 254, 406 Blackthorn Road Ne |
| Subdivision | Thorncliffe                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2K 1K5                     |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                           |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Unfinished                                                          |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Yard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 6             |
| Zoning         | M-C1          |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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