

# \$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 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 2    |
| Zoning         | M-C1 |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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