# \$329,900 - 103, 544 Blackthorn Road Ne, Calgary

MLS® #A2209600

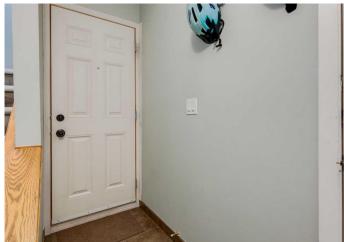
#### \$329,900

3 Bedroom, 1.00 Bathroom, 1,129 sqft Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Welcome to this well-kept 3-bedroom townhome offering excellent value and practical living in one of Calgary's most accessible neighbourhoods. Whether you're a first-time homebuyer, down-sizer, or investor, this home checks all the right boxes for comfortable, low-maintenance living. Situated just steps from Nose Creek's picturesque pathways and the expansive Laycock Park, you'II have endless outdoor space right outside your door - including walking and biking trails, playgrounds, wetlands, an off-leash dog area, and even ball diamonds for weekend games. It's an ideal setting for nature lovers, families, or anyone who enjoys an active lifestyle. Inside, the upper level features a cozy living room highlighted by a corner wood-burning fireplace. The adjacent dining area connects seamlessly to the kitchen and opens onto a covered south-facing balcony that offers a great view of the park and surrounding greenery - a perfect spot to relax and take in the scenery. It's a great spot for morning coffee or evening relaxation, rain or shine. All three bedrooms are located on the same upper level, providing a functional layout for families. The full four-piece bathroom is easily accessible, and durable vinyl flooring throughout the upper floor keeps things stylish and easy to clean. The lower level includes a spacious front entryway, access to the single attached garage (no more scraping ice in winter!), and a convenient laundry/storage area. Located in a well-managed complex, this







unit is just minutes from shopping, schools, transit, and major routes like Deerfoot Trail. You're also only a short drive from the airport - perfect for commuters or frequent travellers. If you're looking for a move-in ready townhome with great amenities nearby and room to make it your own, this one deserves a look!

Built in 1975

#### **Essential Information**

MLS® # A2209600 Price \$329,900

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,129 Acres 0.00 Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 103, 544 Blackthorn Road Ne

Subdivision Thorncliffe

City Calgary
County Calgary
Province Alberta
Postal Code T2K 5J5

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

## Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description See Remarks
Roof Asphalt Shingle
Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 43

Zoning M-C1

## **Listing Details**

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.