



GRASSROOTS

REALTY GROUP

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**304, 544 Blackthorn Road NE
Calgary, Alberta**

MLS # A2309999



\$325,000

Division:	Thornccliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,046 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Soaking Tub		

Inclusions: N/A

LOVINGLY-MAINTAINED 3-BED TOWNHOUSE WITH ATTACHED GARAGE, STEPS TO OFF-LEASH DOG PARK & DEERFOOT CITY! Opportunities like this are rare. Offering an attached single garage, private driveway parking, outdoor patio, and an unbeatable location, this well-cared-for 2-storey townhome delivers exceptional value for first-time buyers, young families, and investors alike. Inside, you'll find a functional and inviting layout highlighted by a spacious living room filled with natural light from three large west-facing windows. A wood-burning fireplace creates a warm focal point, making the space ideal for relaxing evenings or entertaining guests. The dining area flows seamlessly into the galley-style kitchen, which offers ample cabinetry and counter space on both sides for efficient everyday living. Upstairs, the home features three bedrooms and a full 4-piece bathroom. The generously sized primary bedroom overlooks the mature green space within the complex and offers a large closet. Two additional bedrooms provide flexibility for children, guests, roommates, or a home office. The unfinished basement includes a laundry area and excellent storage space, while also providing future development potential to suit your needs. Outside, enjoy your private patio finished with concrete pavers and planters—perfect for morning coffee or summer evenings. Residents also enjoy access to a beautifully maintained fenced common green space with mature trees, pathways, and room to unwind. The location is outstanding. Just steps away are Laycock Park, the Nose Creek Pathway system, Thornccliffe Off-Leash Dog Park, sports fields, playgrounds, and countless walking and cycling routes. Schools, Huntington Hills Plaza, and Thornccliffe Greenview Community Centre are all nearby. Across the street, Deerfoot City offers shopping,

dining, entertainment, and everyday conveniences including Walmart, Canadian Tire, Bass Pro Shops, YYC Pickleball, The Rec Room, and more. Commuting is effortless with quick access to Deerfoot Trail, Centre Street, 14 Street NW, and other major routes. Downtown Calgary is approximately 16 minutes away, Calgary International Airport is just 10 minutes away, and weekend escapes to the mountains are easily within reach.