



**101, 516 Blackthorn Road NE  
Calgary, Alberta**

**MLS # A2324983**



**\$340,000**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Partial	<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>	Laminate Counters		

**Inclusions:** Electric Stove, Washer/dryer, Window coverings

Investor & First-Time Home Buyer Alert! Welcome to this beautifully maintained no-condo-fee fourplex in the heart of Thornccliffe! Ideally located just minutes from downtown, shopping centres, hospitals, schools, public transit, parks, playgrounds, Deerfoot City, and with quick access to Deerfoot Trail, this home offers exceptional convenience and value. This well-kept property features a private parking stall and a private yard, perfect for families, children, or pets. Step inside to a bright, spacious, freshly painted living room that flows seamlessly into the large kitchen and dining area—an ideal layout for everyday living and entertaining. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find three generously sized bedrooms and a fully renovated 4-piece bathroom, providing comfort and modern style for the entire family. The partially finished basement offers tremendous future potential, with framing and rough-ins already in place for an additional bedroom and bathroom. It also features a brand-new washer and dryer and plenty of storage space. For added peace of mind, the roof was replaced in 2024. Whether you're a first-time home buyer searching for an affordable home or an investor looking for a strong rental opportunity, this property offers outstanding value in one of Calgary's most convenient communities. Don't miss this fantastic opportunity—book your private showing today!