



GRASSROOTS
REALTY GROUP

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221 Theodore Place NW
Calgary, Alberta

MLS # A2350540

\$475,000

Division:	Thornccliffe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	904 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Fantastic bi-level semi-detached home in Thornccliffe, great for a large family or as an investment property. The upper level offers 2 bedrooms, a full bathroom, kitchen, and bright living area. The lower level features a big rec room, 2 spacious bedrooms with large windows, and another full bath. Located close to schools, shopping, and transit. The backyard backs directly onto a pathway and tunnel with quick access to Nose Hill Park—only a 5-minute walk to the park and the off-leash dog area.