



GRASSROOTS
REALTY GROUP

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20 Blackthorn Place NE
Calgary, Alberta

MLS # A2352370

\$550,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Situated on a quiet cul-de-sac in the sought-after community of Thornccliffe, overlooking Nose Creek Park and offering beautiful city skyline views, this well-loved family home is being offered to the market for the very first time! With a few finishing touches and endless potential, this property presents an incredible opportunity for homeowners, renovators, and investors alike. From the moment you arrive, you'll appreciate the charming curb appeal, featuring a timeless red brick exterior complemented by mature trees and beautiful natural surroundings. Step inside to discover a functional main floor layout offering a generously sized living room complete with a wood-burning fireplace, a spacious dining area, and a recently updated kitchen showcasing beautiful real wood shaker-style cabinetry. Continuing down the hallway, you'll find three well-proportioned bedrooms and a full 4-piece bathroom. The main floor also features newly updated interior doors and casings, adding a fresh, finished touch throughout. The fully developed lower level offers exceptional versatility, complete with a separate entrance, two additional generously sized bedrooms, a 3-piece bathroom, and an expansive family room featuring a cozy fireplace. A large utility and laundry room provides plenty of additional storage space. Step outside to enjoy the spacious, landscaped backyard, perfect for entertaining, relaxing, or creating your dream outdoor retreat. The property also features an oversized double detached garage with attached storage, an additional parking pad, and plenty of room for future possibilities. Notable upgrades include a newer furnace, hot water tank, and roof, providing a great starting point for future improvements. Whether you're looking to renovate, invest, or create your forever home, this property offers tremendous potential.

in an established, sought-after community. A rare opportunity to own a home in an exceptional Thorncliffe location, with beautiful park surroundings and stunning city views! Book your private showing today!