

# \$475,000 - 601 Blackthorn Road Ne, Calgary

MLS® #A2216522

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.08 Acres

Thornccliffe, Calgary, Alberta

Welcome to this immaculate duplex located in Thornccliffe. No neighbours in front of you! Across the street is a park and walking paths. The main floor features a beautiful living room with Patio door out onto your front deck. And a corner fireplace. A formal dining area and a beautiful eat in kitchen with granite countertops . On the top level you will find one huge primary bedroom that could easily be converted back into two bedrooms. And a beautifully renovated bathroom. On the third level are two more bedrooms with very large windows and another four piece bathroom. The fourth level has a large hobby room or office area, storage, and laundry room. A very nice fenced yard landscaped beautifully, and a single garage complete this home. Must be seen.

Built in 1975

## Essential Information

MLS® #	A2216522
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	0.08
Year Built	1975
Type	Residential



Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	601 Blackthorn Road Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4X9

### Amenities

Parking Spaces	4
Parking	Alley Access, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Views
Roof	Membrane, Flat
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	1

Zoning

R-CG

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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