

# \$339,000 - 103, 544 Blackthorn Road Ne, Calgary

MLS® #A2209600

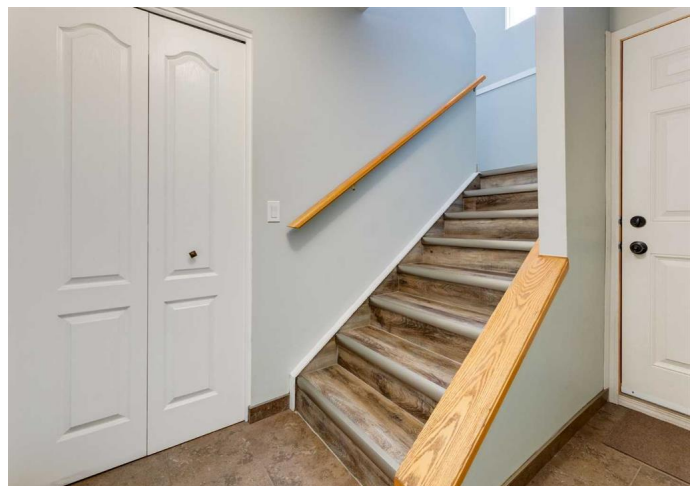
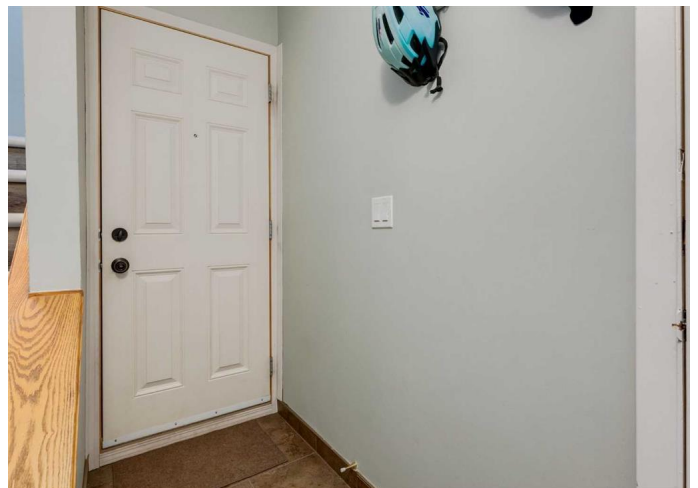
**\$339,000**

3 Bedroom, 1.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Welcome to this well-kept 3-bedroom townhome offering excellent value and practical living in one of Calgary's most accessible neighbourhoods. Whether you're a first-time homebuyer, down-sizer, or investor, this home checks all the right boxes for comfortable, low-maintenance living. Situated just steps from Nose Creek's picturesque pathways and the expansive Laycock Park, you'll have endless outdoor space right outside your door - including walking and biking trails, playgrounds, wetlands, an off-leash dog area, and even ball diamonds for weekend games. It's an ideal setting for nature lovers, families, or anyone who enjoys an active lifestyle. Inside, the upper level features a cozy living room highlighted by a corner wood-burning fireplace. The adjacent dining area connects seamlessly to the kitchen and opens onto a covered south-facing balcony that offers a great view of the park and surrounding greenery - a perfect spot to relax and take in the scenery. It's a great spot for morning coffee or evening relaxation, rain or shine. All three bedrooms are located on the same upper level, providing a functional layout for families. The full four-piece bathroom is easily accessible, and durable vinyl flooring throughout the upper floor keeps things stylish and easy to clean. The lower level includes a spacious front entryway, access to the single attached garage (no more scraping ice in winter!), and a convenient laundry/storage area. Located in a well-managed complex, this



unit is just minutes from shopping, schools, transit, and major routes like Deerfoot Trail. You're also only a short drive from the airport - perfect for commuters or frequent travellers. If you're looking for a move-in ready townhome with great amenities nearby and room to make it your own, this one deserves a look!

Built in 1975

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209600      |
| Price          | \$339,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,129         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 103, 544 Blackthorn Road Ne |
| Subdivision | Thorncliffe                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2K 5J5                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Wood Burning                                                                                 |
| Basement          | None                                                                                         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | M-C1             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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