

# \$370,000 - 466, 406 Blackthorn Road Ne, Calgary

MLS® #A2203951

**\$370,000**

3 Bedroom, 2.00 Bathroom, 1,106 sqft  
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Step into this fully RENOVATED 3-bedroom, 1.5-bathroom townhome that's both bright and airy, with modern finishes and thoughtful upgrades throughout. You'll love the NEW LUXURY VINYL PLANK flooring on the main and upper levels, a gorgeous NEW KITCHEN, and renovated bathrooms—including a main bath with a new Bath Fitter tub and shower that comes with a lifetime transferable warranty.

This home also features a new washer and dryer, with the furnace replaced 4 years ago and hot water tank replaced last year. Outside, enjoy your private south-facing oasis, with new low-maintenance deck, fence and yard.

\*\*\*\*HEAT IS INCLUDED\*\*\*\* in the condo fees, helping keep monthly expenses low. The unfinished basement is a blank canvas ready for your personal touch—whether it's a home office, gym, or media room.

Set in a family-friendly neighborhood with a strong sense of community, this home is close to parks, schools, amenities, and public transit, with easy access to Deerfoot Trail for commuting.

This bright and stylish home checks all the boxes—don't miss your chance to make it yours!

Built in 1971



## Essential Information

MLS® #	A2203951
Price	\$370,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	466, 406 Blackthorn Road Ne
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1K5

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, On Street, Stall

## Interior

Interior Features	No Smoking Home
Appliances	Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	12
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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