

# \$309,900 - 404, 544 Blackthorn Road Ne, Calgary

MLS® #A2215410

**\$309,900**

3 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Opportunity Knocks â€” Sold As-Is, Where-Is! Ideal for investors or renovators, this two-storey townhome offers strong value and upside potential in a well-managed complex.

Located near major amenitiesâ€”Deerfoot City, Calgary International Airport, schools, transit, shopping, and parksâ€”this property is a strategic addition to your portfolio.

The main floor includes a galley kitchen, open dining area, and spacious living room.

Upstairs, there are 3 bedrooms and a 4-piece bathroom. The unfinished basement already features a 3-piece bathroom, laundry area, and ample storageâ€”ready for further development.

With a single attached garage and private front patio, this unit has solid bones and awaits your vision. Act fastâ€”opportunities like this donâ€™t last long!

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215410  |
| Price          | \$309,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 946       |
| Acres          | 0.00      |
| Year Built     | 1975      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 404, 544 Blackthorn Road Ne |
| Subdivision | Thorncliffe                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2K 5J5                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Storage       |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Living Room, Wood Burning                  |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Landscaped, Lawn, Level  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 29th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 1    |
| Zoning         | M-C1 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.