

\$329,900 - 103, 544 Blackthorn Road Ne, Calgary

MLS® #A2209600

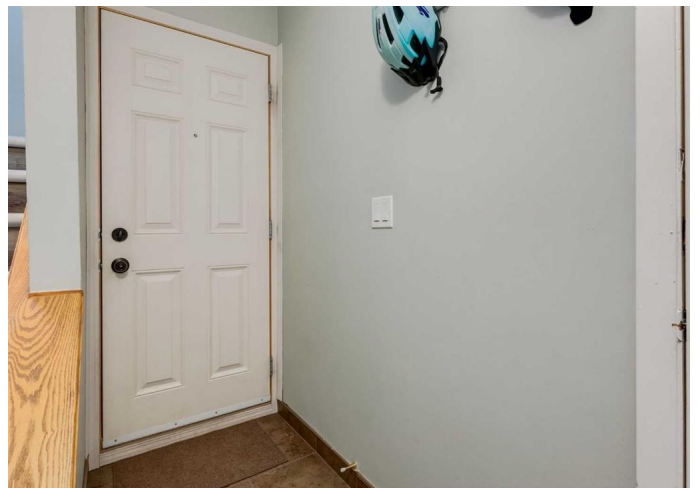
\$329,900

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	\$329,900
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	75
Zoning	M-C1

Listing Details

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

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.