

# \$449,900 - 43, 228 Theodore Place Nw, Calgary

MLS® #A2252728

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.00 Acres

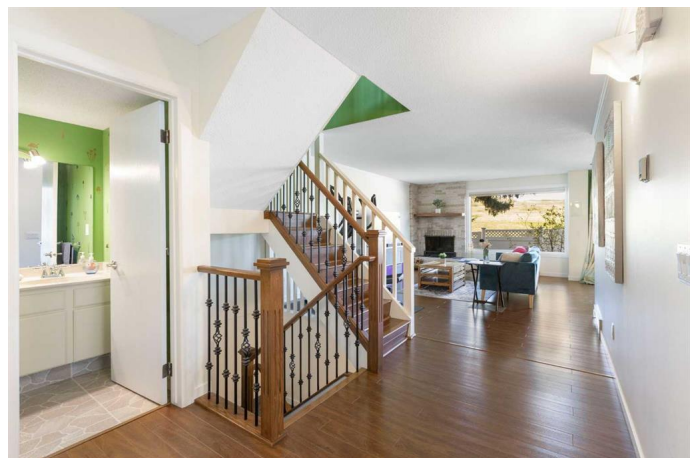
Thornccliffe, Calgary, Alberta

Welcome to this well-maintained townhouse, perfectly situated in a fabulous location with sweeping views of Nose Hill Park. With almost all newer windows and durable Hardie board exterior, this home offers both peace of mind and long-term value.

Step inside to find a sunny, open layout with laminate flooring flowing through the main and upper levels. The generously sized kitchen—big enough for everyone—features updated cabinet hardware, abundant counter space, and a charming eating area. A large living room with a cozy wood-burning fireplace and a family-sized dining room (with access to your west-facing deck through newer patio doors) create the perfect spaces for entertaining. A convenient powder room completes the main floor.

Upstairs, the spacious primary suite boasts an updated ensuite with walk-in shower, ceiling fan, and organized closet. Two additional bedrooms—each large enough for a king-sized bed—along with an updated 4-piece bath and linen closet, complete the upper level. Hunter Douglas window coverings add a touch of elegance throughout.

The fully developed lower level is an incredible bonus, offering an oversized recreation room, hobby space, and laundry area. Outside, enjoy your west-facing fenced backyard that backs directly onto greenspace with stunning views



of Nose Hill.

Additional highlights include a single attached garage, parking pad right at your front door, and close proximity to excellent schools, parks, shopping, and transit. Easy access to downtown and the airport makes this home as convenient as it is comfortable.

This is the perfect combination of space, location, and lifestyle—don’t miss it!

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252728      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,672         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 43, 228 Theodore Place Nw |
| Subdivision | Thorncliffe               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2K 5S1                   |

**Amenities**

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 2       |

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Parking      | Garage Door Opener, Garage Faces Front, Single Garage Attached, Stall |
| # of Garages | 1                                                                     |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Wood Burning                                                                                 |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Garden                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Cement Fiber Board                                                        |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 6                 |
| Zoning         | M-C1 d75          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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