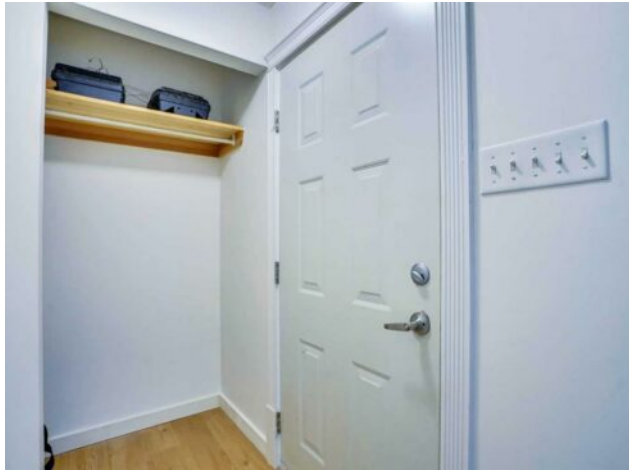


**4, 6147 buckthorn Road NW  
Calgary, Alberta**

**MLS # A2172374**



**\$325,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	784 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Ceramic Tile, Laminate

**Sewer:** Public Sewer

**Roof:** Flat Torch Membrane

**Condo Fee:** \$ 409

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Concrete, Straw, Stucco, Wood Frame

**Zoning:** R2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** none

Excellent location in the desirable community of Thorncliffe. This is an end unit. Steps away from Centre Street. Amenities galore, Deerfoot City Mall, Swimming Pool, library, SuperStore. Fire Hall, High Schools. Almost 800 sq ft of living with a fully developed basement. Come check this out, 2 storey, 1 bathroom, 2 bedroom Townhouse at a very reasonable , affordable price. It won't last . call your favorite Agent to book an appointment fast. Vacant for fast possession. Owner has all the BUILDING PERMITS FOR THE BASEMENT DEVELOPMENT. Please do not hessite to ask any questions .