

**464, 406 Blackthorn Road NE  
Calgary, Alberta**

**MLS # A2174117**



**\$299,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Assigned, Outside, Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Gentle Sloping, Street Lighting, Private, Rect		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** Hanging pot rack in kitchen, shelving unit in basement, small table in 2nd bedroom closet, tv wall mounting bracket in basement

This bright 2 bedroom end unit is a perfect starter home or investment property. Well laid out main floor includes kitchen, living room and dining area all of which are filled with south and west light. A south facing private, fenced yard is perfect for children or pets. Upstairs is a large primary bedroom with closet organizers, a good sized second bedroom and a 4 piece bathroom. The basement includes a large recreation/gym or tv room (tv wall mount included) and a large utility/furnace room with washer and dryer as well as a utility sink. Lots of storage within the unit. Assigned parking spot. Excellent location and lots of street parking for visitors! Easy access to all major roads and public transportation in the city! Walking distance to all school levels, a daycare (across the street!), shopping centre, community centre, library and Thornhill Aquatic Centre. Designated Diefenbaker High School is one of four high schools in Calgary that offers the full IB curriculum. Condo fees include heat, snow removal and trash/recycling pick up.