

**466, 406 Blackthorn Road NE**  
**Calgary, Alberta**

**MLS # A2203951**



**\$370,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

<b>Inclusions:</b>	N/A
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Step into this fully RENOVATED 3-bedroom, 1.5-bathroom townhome that's both bright and airy, with modern finishes and thoughtful upgrades throughout. You'll love the NEW LUXURY VINYL PLANK flooring on the main and upper levels, a gorgeous NEW KITCHEN, and renovated bathrooms—including a main bath with a new Bath Fitter tub and shower that comes with a lifetime transferable warranty. This home also features a new washer and dryer, with the furnace replaced 4 years ago and hot water tank replaced last year. Outside, enjoy your private south-facing oasis, with new low-maintenance deck, fence and yard. \*\*\*\*HEAT IS INCLUDED\*\*\*\* in the condo fees, helping keep monthly expenses low. The unfinished basement is a blank canvas ready for your personal touch—whether it's a home office, gym, or media room. Set in a family-friendly neighborhood with a strong sense of community, this home is close to parks, schools, amenities, and public transit, with easy access to Deerfoot Trail for commuting. This bright and stylish home checks all the boxes—don't miss your chance to make it yours!