

21, 228 Theodore Place NW
Calgary, Alberta

MLS # A2204929



\$449,900

Division:	Thornccliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Terrific value in this large, lovingly maintained, 3 bedroom, 2 storey unit with attached garage and backing onto greenspace in Tiffany Gardens! Superb main floor plan featuring a spacious living room with wood burning fireplace and open to dining room with vaulted ceiling. The kitchen offers an abundance of white cabinetry, loads of workable counterspace, stainless appliances and cozy breakfast nook. Three generous sized bedrooms can be found on the upper level including huge master retreat, complete with a full wall of closet space and 4 piece ensuite bath. The basement is completely finished offering a large family room, recreation room, additional flex space, laundry and storage. Recent updates include, fresh paint, new lighting & ceiling fans, new baseboards and trim on the upper level, upgraded attic insulation and more! Enjoy a large, private, fully fenced patio backing onto greenspace as well as a quaint, covered, front patio. A single attached garage and an additional parking space directly in front of the unit complete this great property. Conveniently located within walking distance to Nosehill Park and transit. Just a short commute to schools, shopping and downtown. A wonderful place to call home!