

**623 Blackthorn Road NE**  
**Calgary, Alberta**

**MLS # A2208152**



**\$599,000**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Cork, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Location, location, location! Amazing lot in the established community of Thorncriff. Arguably one of the best locations in the area, this huge corner lot faces a green space with access to walking & bike paths that go all the way to the Zoo! Overlooking an off leash dog park, baseball diamonds and a beautiful view from your front window. No neighbours across from you here! This home has so much potential with a great layout, ready for you to make your own improvements to make it the ideal place to call home for your family or a great opportunity for an investor. The main floor features a large living room with 3 good sized bedrooms upstairs and a centrally located updated main bathroom. The kitchen has plenty of cupboard space and a convenient side door to the large back deck. The expansive back yard is the perfect place for the kids and pets to play in a private setting and featuring large mature trees. Fencing panels, ready for installation, are located in the backyard and are included. The oversized single garage (23'x19'x3') is insulated and heated with plenty of room to park your vehicle and still lots of room for your workshop, hobbies or storage. There is a garden shed as well to store the lawn mower and garden tools. The basement is developed including a full bathroom with shower (also updated w/ a new window) and basement laundry room. More potential here to make it your dream basement with lots of light and large windows. Most windows in the home have been updated from original, with the exception of 3. Vacant with immediate possession available, this home awaits your vision to make it the perfect place to call home for years to come!