$309,900 - 452, 406 Blackthorn Road Ne, Calgary

MLS® #A2213989

$309,900
3 Bedroom, 2.00 Bathroom, 1,078 sqft
Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

What a pleasure it is to present this bright and welcoming 3-bedroom, 1.5-bathroom unit with a finished basementâ€”an ideal home for young families or savvy investors!
The well-laid-out main floor features a spacious kitchen, a sunlit living room, and a cozy dining area. Step outside to your east-facing, private fenced yardâ€”perfect for kids or pets (with board approval).
Upstairs, you'll find a large primary bedroom filled with natural light and complete with a generous closet, along with two additional good-sized bedrooms and a 4-piece bathroom.
The finished basement includes a versatile recreation/gym area and a utility/laundry room with washer and dryer, offering plenty of storage space throughout.
Enjoy the convenience of an assigned parking spot (#452) right in front of your unit, plus lots of street parking for guests.
Located in an excellent, family-friendly neighborhood with easy access to Deerfoot Trail and Centre Street. Public transit is just minutes away. Walking distance to schools of all levels, daycare, shopping centers, restaurants, grocery stores, a community center, the public library, and Thornhill Aquatic Centre.
Bonus: Diefenbaker High School nearby is one of only four Calgary high schools offering the full International Baccalaureate (IB) curriculum!
Pets are allowed, but must be approved by condo board. Thank you!

Built in 1971

Essential Information

MLS® #	A2213989
Price	$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,078
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	452, 406 Blackthorn Road Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1K5

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	M-C1

Listing Details

Listing Office	TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.