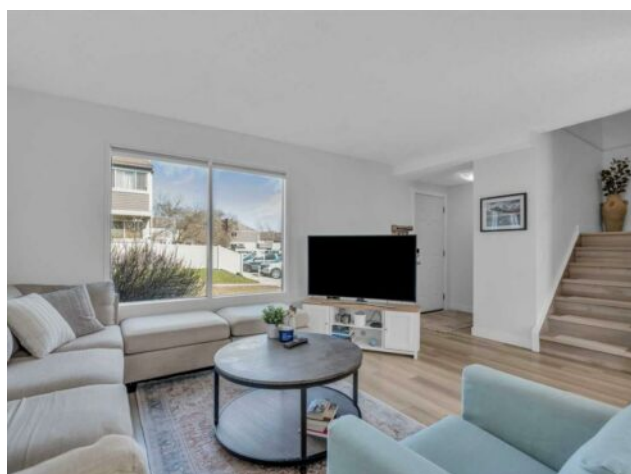


466, 406 Blackthorn Road NE
Calgary, Alberta

MLS # A2203951



\$370,000

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

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

Inclusions: N/A

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!