



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

33, 228 Theodore Place NW
Calgary, Alberta

MLS # A2255144



\$439,000

Division:	Thorncliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 548
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Laminate Counters, Wet Bar		

Inclusions: N/A

Welcome to this stunning corner-unit townhome in the highly sought-after community of Thorncliffe. Offering a spacious open-concept design with a separate dining room and hardwood throughout the living spaces and bedrooms, this home is as stylish as it is functional. Both bedrooms serve as primary suites, each with direct access to its own bathroom — including a jetted tub in the second ensuite — making it perfect for privacy and convenience. Enjoy year-round comfort with a central A/C unit, plus a brand-new hot water tank for peace of mind. Outdoors, the backyard backs onto greenspace with no neighbours directly behind, creating a private and relaxing retreat for entertaining. Parking is never an issue with an extra stall right in front of the home in addition to the double side-by-side attached garage. With 2 bedrooms, 2 full baths, and 2 half baths, this home is ideal for first-time buyers or growing families looking for the perfect blend of comfort, function, and community living.