



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

780-831-7725  
jackadmin@gpremax.com

254, 406 Blackthorn Road NE  
Calgary, Alberta

MLS # A2208956

**\$289,900**



|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | \$ 430 |
| <b>Basement:</b>   | Full, Unfinished                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home  |                   |        |

**Inclusions:** N/A

Experience this adorable 2-bedroom residence through our 3D tour! Welcome to this exceptional end-unit family home, situated in the heart of the desirable Thorncliffe community. Featuring 2 spacious bedrooms, 1 full 4-piece bath, and a convenient parking stall, this property is an excellent choice for families or individuals seeking comfort and accessibility. The home boasts an entire-house spread of vinyl plant flooring&mdash;a sleek and modern touch in every corner. The living room is a sun-soaked haven, ideal for relaxation and family gatherings. The upper level features two spacious bedrooms and a full bathroom, offering a private retreat. Schedule your showing today!