

# \$329,000 - 302, 544 Blackhorn Road Ne, Calgary

MLS® #A2255870

**\$329,000**

3 Bedroom, 1.00 Bathroom, 941 sqft

Residential on 0.11 Acres

Thorncliffe, Calgary, Alberta

Fabulous Location and private patio! The seller is offering to cover 3 months of condo fees for the buyer, providing an excellent bonus to help you settle in with peace of mind. This beautifully upgraded, bright, and open-concept home features hardwood floors, a modern kitchen with crisp white cabinets, plenty of storage and counter space, and stainless steel appliances. The main level offers three spacious bedrooms, and a renovated 4-piece bathroom. Parking is a breeze with your own single garage with driveway. The lower level provides a versatile space, perfect for a home office, playroom, or media area. Conveniently located near grocery shopping, parks, walking paths, the large dog park, and the future Green Line C-Train/Bus, with easy access to 64th Ave, Centre Street, and Deerfoot Trail—this is a fantastic spot to call home or an excellent investment opportunity in the heart of Thorncliffe.

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255870  |
| Price          | \$329,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 941       |
| Acres          | 0.11      |



|            |               |
|------------|---------------|
| Year Built | 1975          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 302, 544 Blackhorn Road Ne |
| Subdivision | Thorncliffe                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2K 5J5                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Few Trees, Fruit Trees/Shrub(s), Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Siding                                                |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 41                   |

Zoning                      M-C1

**Listing Details**

Listing Office              2% Realty

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