

# \$319,000 - 3, 11 Blackthorn Bay Ne, Calgary

MLS® #A2257764

**\$319,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

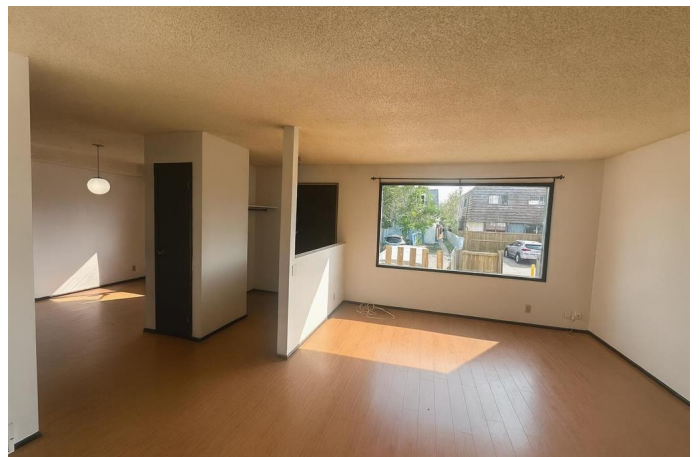
Thornccliffe, Calgary, Alberta

LOW CONDO FEE!! Welcome to this 3-bedroom townhouse located in the highly desirable community of Thornccliffe, offering over 1,400 SQFT of total living space with a finished basement. This property makes an excellent starter home and provides tremendous value for investors, renovators, or first-time buyers. With great potential, this townhouse is ready for your personal upgrades and touches. Ideally situated close to schools, parks, shopping, library, gym, and public transit, the home offers everyday convenience and a true family-friendly lifestyle. Donâ€™t miss this opportunity to own a well-located home in Thornccliffe!

Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257764      |
| Price          | \$319,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,108         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3, 11 Blackthorn Bay Ne |
| Subdivision | Thorncliffe             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K5L4                  |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Other      |
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan                                         |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt/Gravel        |
| Construction      | Mixed                 |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 23                   |
| Zoning         | M-C1                 |
| HOA Fees       | 100                  |
| HOA Fees Freq. | MON                  |

# Listing Details

Listing Office                      YMK Real Estate & Manageme



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