# \$449,900 - 21, 228 Theodore Place Nw, Calgary

MLS® #A2204929

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,529 sqft Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Terrific value in this large, lovingly maintained, 3 bedroom, 2 storey unit with attached garage and backing onto greenspace in Tiffany Gardens! Superb main floor plan featuring a spacious living room with wood burning fireplace and open to dining room with vaulted ceiling. The kitchen offers an abundance of white cabinetry, loads of workable counterspace, stainless appliances and cozy breakfast nook. Three generous sized bedrooms can be found on the upper level including huge master retreat, complete with a full wall of closet space and 4 piece ensuite bath. The basement is completely finished offering a large family room, recreation room, additional flex space, laundry and storage. Recent updates include, fresh paint, new lighting & ceiling fans, new baseboards and trim on the upper level, upgraded attic insulation and more! Enjoy a large, private, fully fenced patio backing onto greenspace as well as a quaint, covered, front patio. A single attached garage and an additional parking space directly in front of the unit complete this great property. Conveniently located within walking distance to Nosehill Park and transit. Just a short commute to schools, shopping and downtown. A wonderful place to call home!







Built in 1976

#### **Essential Information**

MLS® # A2204929

Price \$449,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,529

Acres 0.00

Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 21, 228 Theodore Place Nw

Subdivision Thorncliffe

City Calgary
County Calgary
Province Alberta

Postal Code T2K 5S1

### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, See Remarks

Roof Asphalt Shingle

Construction Stucco, Cement Fiber Board

Foundation Poured Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 7

Zoning M-C1

# **Listing Details**

Listing Office Royal LePage Solutions

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