

3, 6147 Buckthorn Road NW  
Calgary, Alberta

MLS # A2176782



## \$289,900

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Asphalt, Assigned, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** n/a

Attention first time buyers and investors! This bright, affordable two bedroom, two-story townhome in Thornccliffe is close to most every amenity imaginable! Just off of Centre St. south of 64th avenue, this home is steps away from transit, with easy access to BRT routes to downtown, and to the airport. Easy walking or driving distance to shopping, restaurants, Deerfoot Trail, Deerfoot City Mall Superstore, schools, childcare, parks and playgrounds, skating, pools, and the Public library The main entry opens into the comfortable open living area with laminate floors, and a galley kitchen with ample dining area. Head upstairs to find two sizeable bedrooms, and full 4pc bathroom. Lower level is unfinished awaiting your finishing touches. There is a washer dryer set and lots of available storage! Newer decks and fences for each unit installed summer 2018. Private enclosed area with a deck - perfect to enjoy a great cup of coffee or a bevy. Great location and fabulous value here!