



# 15 Blackthorn Bay Calgary Alberta

\$349,900

PRICE ADJUSTMENT! THIS IS IT - The one you've been waiting for... 4 BEDROOMS, 2.5 BATHROOMS and NO CONDO FEES! This affordable home has terrific potential. Comfortable for a LARGE FAMILY or suitable for a SAVVY INVESTOR seeking great rental income. Located in a quiet cu-de-sac, near schools, shopping and transportation. END UNIT townhome offers ample windows and bright, natural light. The main level boasts a wood burning fireplace, kitchen pantry and guest washroom. There is easy-to-clean laminate flooring throughout the home. The 3 bedrooms upstairs are all an impressive size. The fully finished basement includes a 4th bedroom (window is not egress), a 2nd full bathroom and a large office/storage space. Updates include a NEW WASHER & DRYER and HOT WATER TANK. There is room in the front yard to relax, garden and potentially add a storage shed. Very convenient location, with easy access to all amenities, major roadways, downtown and the Airport. But the very best part? This property has no restrictions and no condo fees for UNDER \$375,000! Hurry and book a showing before it is too late. \*CHECK OUT THE 3D VIRTUAL TOUR\* (id:6769)

4pc Bathroom 7.42 Ft x 5.00 Ft

Bedroom 10.08 Ft x 9.08 Ft

Bedroom 10.25 Ft x 12.42 Ft

Primary Bedroom 12.83 Ft x 10.33 Ft

3pc Bathroom 7.92 Ft x 9.58 Ft

Bedroom 12.67 Ft x 8.17 Ft

Den 7.42 Ft x 13.83 Ft

2pc Bathroom 4.42 Ft x 5.17 Ft

Listing Presented By:



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MAXWELL CAPITAL REALTY

<http://emilylovescalgary.ca>



See

**Mirror**

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