

# \$589,000 - 540 Blackthorn Green Ne, Calgary

MLS® #A2092568

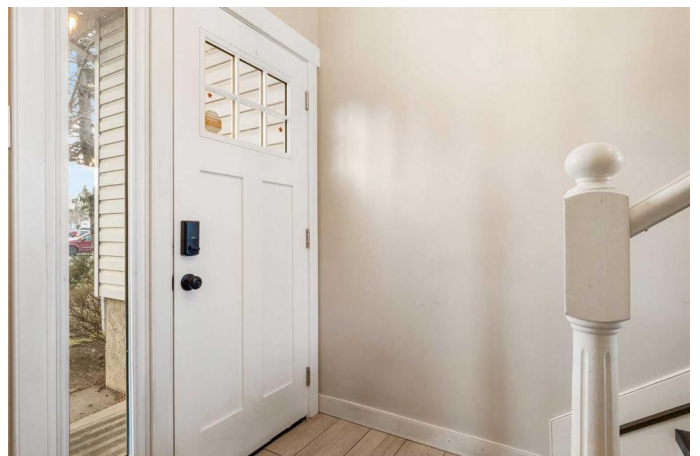
**\$589,000**

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.17 Acres

Thornccliffe, Calgary, Alberta

WELCOME HOME! Welcome to this stunning home that features a beautiful updates and charm... AND includes a fully LEGAL BASEMENT SUITE! This 4-bedroom bi-level was recently renovated, offering tremendous value & income potential! Whether you're a young family, empty nester, or investor, this home is ideal for you. Set on a massive pie-lot with mature landscaping and trees, located directly across from greenspace where you will find lots of additional parking. The main level boasts rich flooring, neutral paint tones, timeless finishing touches & matte black hardware, wood accents & custom feature walls! The spacious main level family room offers a wood burning fireplace and large windows maximize sunlight. Kitchen & dining area offer a seamless entertainment area and are complete with trendy white cabinetry & backsplash, large island, all topped off with a premium stainless steel appliance package. You'll find 2 good sized bedrooms on the main level, including the primary bedroom, which share a 4-piece spa-like bathroom. The main floor also includes separate laundry. The legalized basement suite has a separate entrance, and boasts 2 bedrooms, living room/rec space, full kitchen, LVP flooring, separate laundry & a 4 pc. bathroom. This bi-level offers larger than usual windows on the lower level. The huge outdoor area features a fully fenced in yard lined with mature foliage. Its right across from all the development in Deerfoot city, has many



amenities within walking distance, and is only 10 minutes to downtown! This is an investors dream...Don't miss out on this stunning property in this great location!

Built in 1970

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2092568    |
| Price          | \$589,000   |
| Sold Price     | \$590,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,123       |
| Acres          | 0.17        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 540 Blackthorn Green Ne |
| Subdivision | Thorncliffe             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K3X4                  |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                           |
| Heating           | Forced Air, Natural Gas                                                                     |

|                 |              |
|-----------------|--------------|
| Cooling         | None         |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Has Basement    | Yes          |
| Basement        | Full, Suite  |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Other, Private Yard                           |
| Lot Description   | Back Lane, Cul-De-Sac, Irregular Lot, Many Trees, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2023 |
| Date Sold      | November 14th, 2023 |
| Days on Market | 4                   |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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