

# \$374,800 - 1, 507 64 Avenue Ne, Calgary

MLS® #A2118016

**\$374,800**

3 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Discover the perfect blend of spacious and comfortable living in this remarkable corner-unit NO condo fee townhouse. In the community of Thorncriff. Boasting 3 bedrooms and 1.5 bathrooms, this home offers ample space without the burden of any condo fees. Step inside to find laminated flooring throughout, enhancing both durability and style. The large living room sets the stage for relaxation and entertainment, while the bright dining room welcomes family gatherings and intimate meals alike. Step upstairs, and you will find three generously sized bedrooms await, providing ample room for rest and rejuvenation, complete with a full bath. The exterior of this home has all been updated with vinyl siding. The roof is less than 10 years old. Situated in a family-friendly location, this residence offers the convenience of nearby schools and shopping, making errands and outings a breeze. With easy access to Deerfoot, commuting is a cinch, ensuring that convenience and comfort are always within reach. Don't miss the chance to make this inviting townhouse your new home sweet home

Built in 1975

## Essential Information

MLS® # A2118016

Price \$374,800



|                |               |
|----------------|---------------|
| Sold Price     | \$400,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,203         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1, 507 64 Avenue Ne |
| Subdivision | Thorncliffe         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2K 5M7             |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer                                                    |
| Heating           | Central, Fireplace(s), Forced Air                                                                         |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas Log                                                                                                   |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Partially Finished                                                                                  |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Courtyard, Garden, Lighting, Private Entrance |
| Lot Description   | Corner Lot                                    |
| Roof              | Asphalt, Flat                                 |
| Construction      | Mixed, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2024 |
| Date Sold      | April 11th, 2024 |
| Days on Market | 14               |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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