

# \$599,000 - 623 Blackthorn Road Ne, Calgary

MLS® #A2208152

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,055 sqft  
Residential on 0.14 Acres

Thornccliffe, Calgary, Alberta

Location, location, location! Amazing lot in the established community of Thorncriff. Arguably one of the best locations in the area, this huge corner lot faces a green space with access to walking & bike paths that go all the way to the Zoo! Overlooking an off leash dog park, baseball diamonds and a beautiful view from your front window. No neighbours across from you here! This home has so much potential with a great layout, ready for you to make your own improvements to make it the ideal place to call home for your family or a great opportunity for an investor. The main floor features a large living room with 3 good sized bedrooms upstairs and a centrally located updated main bathroom. The kitchen has plenty of cupboard space and a convenient side door to the large back deck. The expansive back yard is the perfect place for the kids and pets to play in a private setting and featuring large mature trees. Fencing panels, ready for installation, are located in the backyard and are included. The oversized single garage (23'4" x 19'3") is insulated and heated with plenty of room to park your vehicle and still lots of room for your workshop, hobbies or storage. There is a garden shed as well to store the lawn mower and garden tools. The basement is developed including a full bathroom with shower (also updated w/ a new window) and basement laundry room. More potential here to make it your dream basement with lots of light and large windows. Most windows in the home



have been updated from original, with the exception of 3. Vacant with immediate possession available, this home awaits your vision to make it the perfect place to call home for years to come!

Built in 1972

### **Essential Information**

MLS® #	A2208152
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	623 Blackthorn Road Ne
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3S1

### **Amenities**

Parking Spaces	1
Parking	Heated Garage, Insulated, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.