



DJ Golden
REAL ESTATE

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33, 228 Theodore Place NW
Calgary, Alberta

MLS # A2255144



\$439,000

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|------------------|---|---------------|-------------------|
| Division: | Thorncliffe | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,504 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 548 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Mixed | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Laminate Counters, Wet Bar | | |
| Inclusions: | N/A | | |

Welcome to this stunning corner-unit townhome in the highly sought-after community of Thorncliffe. Offering a spacious open-concept design with a separate dining room and hardwood throughout the living spaces and bedrooms, this home is as stylish as it is functional. Both bedrooms serve as primary suites, each with direct access to its own bathroom — including a jetted tub in the second ensuite — making it perfect for privacy and convenience. Enjoy year-round comfort with a central A/C unit, plus a brand-new hot water tank for peace of mind. Outdoors, the backyard backs onto greenspace with no neighbours directly behind, creating a private and relaxing retreat for entertaining. Parking is never an issue with an extra stall right in front of the home in addition to the double side-by-side attached garage. With 2 bedrooms, 2 full baths, and 2 half baths, this home is ideal for first-time buyers or growing families looking for the perfect blend of comfort, function, and community living.