

# \$450,000 - 16, 228 Theodore Place Nw, Calgary

MLS® #A2218392

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,722 sqft

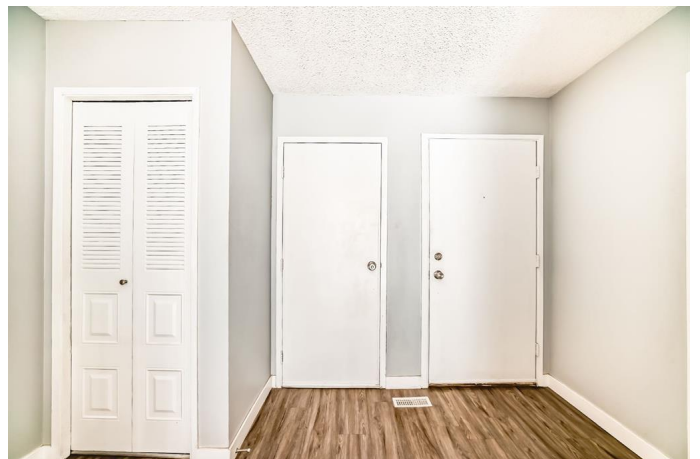
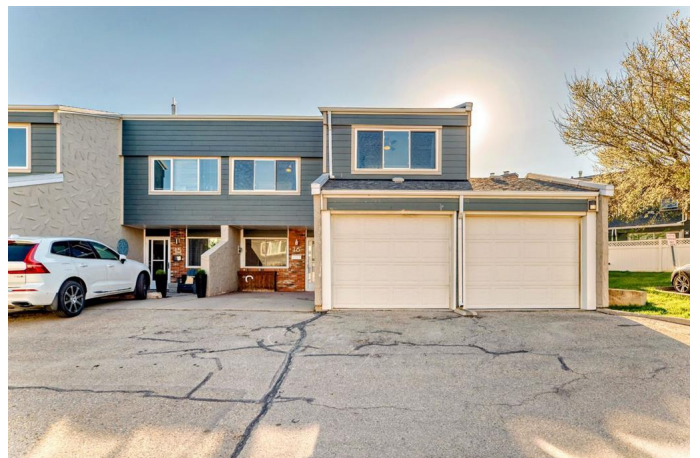
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Welcome home! A 3-bedroom, 2.5-bath END UNIT townhouse with double attached garage, located in the highly desirable Tiffany Gardens complex. A spacious kitchen provides lots of counter and cupboard space and features a bright breakfast area. Enjoy the formal dining room with vaulted ceiling that opens to the spacious living area finished a vinyl plank flooring and a wood burning fire place. Sliding doors lead to the private backyard with deck. A perfect space to relax in the summer months. Upstairs you'll find three large bedrooms with oversized windows bringing in loads of natural light. The spacious primary bedroom is complete with a 4 piece ensuite. Options are endless in the partially finished basement where you will find the laundry room, a large storage area and the rec room with wet bar. There is ample parking with a double garage, a dedicated parking spot right outside your front door, and plenty of visitor and street parking. This complex also includes RV parking on site. This spacious townhouse is steps away from Nose Hill Park, Egerts Park and lots of walking trails. Centrally located with quick access to downtown, shopping, public transportation, and all levels of school. Donâ€™t miss this opportunity and call for your viewing today!

Built in 1976

## Essential Information



MLS® #	A2218392
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	16, 228 Theodore Place Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5S1

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	3
Zoning	M-C1

**Listing Details**

Listing Office	2% Realty
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