

\$449,900 - 43, 228 Theodore Place Nw, Calgary

MLS® #A2252728

\$449,900

3 Bedroom, 3.00 Bathroom, 1,672 sqft

Residential on 0.00 Acres

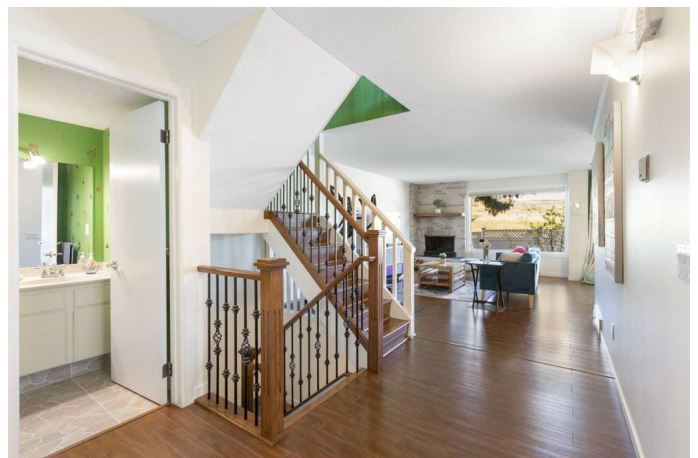
Thornccliffe, Calgary, Alberta

Welcome to this well-maintained townhouse, perfectly situated in a fabulous location with sweeping views of Nose Hill Park. With almost all newer windows and durable Hardie board exterior, this home offers both peace of mind and long-term value.

Step inside to find a sunny, open layout with laminate flooring flowing through the main and upper levels. The generously sized kitchenâ€”big enough for everyoneâ€”features updated cabinet hardware, abundant counter space, and a charming eating area. A large living room with a cozy wood-burning fireplace and a family-sized dining room (with access to your west-facing deck through newer patio doors) create the perfect spaces for entertaining. A convenient powder room completes the main floor.

Upstairs, the spacious primary suite boasts an updated ensuite with walk-in shower, ceiling fan, and organized closet. Two additional bedroomsâ€”each large enough for a king-sized bedâ€”along with an updated 4-piece bath and linen closet, complete the upper level. Hunter Douglas window coverings add a touch of elegance throughout.

The fully developed lower level is an incredible bonus, offering an oversized recreation room, hobby space, and laundry area. Outside, enjoy your west-facing fenced backyard that backs directly onto greenspace with stunning views



of Nose Hill.

Additional highlights include a single attached garage, parking pad right at your front door, and close proximity to excellent schools, parks, shopping, and transit. Easy access to downtown and the airport makes this home as convenient as it is comfortable.

This is the perfect combination of space, location, and lifestyle—don’t miss it!

Built in 1976

Essential Information

MLS® #	A2252728
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	43, 228 Theodore Place Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5S1

Amenities

Amenities	Parking
Parking Spaces	2

Parking	Garage Door Opener, Garage Faces Front, Stall, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	17
Zoning	M-C1 d75

Listing Details

Listing Office	RE/MAX First
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