

# \$298,000 - 3, 11 Blackthorn Bay Ne, Calgary

MLS® #A2257764

**\$298,000**

3 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

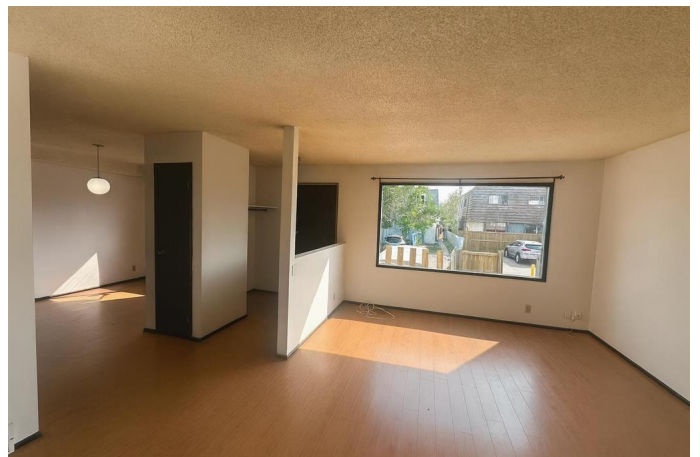
Thornccliffe, Calgary, Alberta

LOW CONDO FEE!! Welcome to this 3-bedroom townhouse located in the highly desirable community of Thornccliffe, offering over 1,400 SQFT of total living space with a finished basement. This property makes an excellent starter home and provides tremendous value for investors, renovators, or first-time buyers. With great potential, this townhouse is ready for your personal upgrades and touches. Ideally situated close to schools, parks, shopping, library, gym, and public transit, the home offers everyday convenience and a true family-friendly lifestyle. Donâ€™t miss this opportunity to own a well-located home in Thornccliffe!

Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257764      |
| Price          | \$298,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,108         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



Status                      Active

**Community Information**

Address                      3, 11 Blackthorn Bay Ne  
Subdivision                  Thorncliffe  
City                            Calgary  
County                        Calgary  
Province                      Alberta  
Postal Code                  T2K5L4

**Amenities**

Amenities                    Other  
Parking Spaces              1  
Parking                       Off Street

**Interior**

Interior Features            Open Floorplan  
Appliances                  Electric Stove, Range Hood, Refrigerator, Washer/Dryer  
Heating                      Forced Air  
Cooling                       None  
Fireplace                     Yes  
# of Fireplaces               1  
Fireplaces                    Wood Burning  
Has Basement                Yes  
Basement                     Finished, Full

**Exterior**

Exterior Features            Balcony  
Lot Description               Back Yard, Landscaped  
Roof                            Asphalt/Gravel  
Construction                Mixed  
Foundation                   Poured Concrete

**Additional Information**

Date Listed                   September 19th, 2025  
Days on Market               32  
Zoning                         M-C1  
HOA Fees                      100  
HOA Fees Freq.               MON

# Listing Details

Listing Office                      YMK Real Estate & Manageme



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