

**30, 228 Theodore Place NW**  
**Calgary, Alberta**

**MLS # A2310493**



**\$425,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Thornccliffe   |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,727 sq.ft.   | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                       |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, No Back Lane, No Neighbours Behind, Private |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 548   |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Beamed Ceilings, High Ceilings  |                   |          |

**Inclusions:** Negotiable

Welcome to Unit #30 at Tiffany Gardens in the highly desirable community of Thornccliffe. This corner townhome with double attached garage is one of the larger units in this complex featuring a private fenced backyard with a cement block patio. You will be surprised how quiet the unit is and no neighbors behind you. This home has been well maintained and cared for .... all the windows and patio door were replaced by the present owner. The main floor has an open concept and provides ample space for family and friends featuring hardwood floors and a wood burning fireplace in the large living room. The kitchen, dining room, with access to the back yard, and a half bath complete the main level. On the upper level you will find a large primary bedroom with a full 4 piece ensuite and two additional large spacious bedrooms and another 4 piece bathroom. The basement is undeveloped and can be completed to meet your family's needs and desires. Nose Hill Park is a short walk as well as access to shopping, parks, schools and the many other benefits that the community of Thornccliffe provides.