

# \$425,000 - 221 Theodore Place Nw, Calgary

MLS® #A2244407

## \$425,000

4 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.08 Acres

Thornccliffe, Calgary, Alberta

NO CONDO FEES!! Stunning location backing onto green space and trail /pathway with mature trees, leading to the beautiful Nose Hill Park! Surrounded by parks and steps from Nose Hill, an abundance of walking and biking pathways are yours to choose from any direction you turn. Close to schools, shopping and the fabulous Calgary Winter Club, this property is in a prime location and in a well established community and neighbourhood. Views of the downtown and Nose Hill Park can be seen only steps from the property. With a total of 4 good sized bedrooms, 2 full bathrooms and large living areas and kitchens, this property has great potential as a family home and can easily be suited. This is a bi-level with 2 separate entrances accessible from the main entrance and perfect for 2 families. Please call to view today!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244407  |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 946       |
| Acres          | 0.08      |
| Year Built     | 1976      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 221 Theodore Place Nw |
| Subdivision | Thorncliffe           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 5L7               |

### Amenities

|                |                |
|----------------|----------------|
| Parking Spaces | 1              |
| Parking        | Stall, Carport |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Open Floorplan                                          |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Fire Pit                                       |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Lawn |
| Roof              | Asphalt Shingle                                |
| Construction      | Brick, Vinyl Siding                            |
| Foundation        | Poured Concrete                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 47              |
| Zoning         | R-C2            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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