# \$425,000 - 33, 228 Theodore Place Nw, Calgary

MLS® #A2255144

## \$425,000

2 Bedroom, 4.00 Bathroom, 1,504 sqft Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Welcome to this spacious corner-unit townhome in the desirable community of Thorncliffe â€" a home full of potential and possibilities. Featuring an open-concept layout with a separate dining area and hardwood flooring throughout the main living spaces and bedrooms, this property provides the perfect canvas for your vision. Both bedrooms function as primary suites, each with its own private bathroom, including a jetted tub in the second ensuite â€" an ideal setup for comfort and privacy.

Additional highlights include central A/C for summer comfort, a brand-new hot water tank, and a backyard with no neighbours directly behind. With a double side-by-side attached garage plus an extra stall right in front, parking is never a concern.

This townhome offers 2 bedrooms, 3 full baths, and 1 half bath â€" a rare opportunity for first-time buyers, renovators, or anyone looking to transform a solid home into something truly special. Imagine the possibilities and make this home your own.

Built in 1976

#### **Essential Information**

MLS® # A2255144 Price \$425,000







Bedrooms 2

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,504

Acres 0.00

Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 33, 228 Theodore Place Nw

Subdivision Thorncliffe

City Calgary

County Calgary
Province Alberta

Postal Code T2K5S1

#### **Amenities**

Amenities None

Parking Spaces 3

Parking Double Garage Attached, Front Drive, Garage Door Opener, Garage

Faces Front, Side By Side, Stall

# of Garages 2

#### Interior

Interior Features Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted

Tub, Laminate Counters, Wet Bar

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Brick Facing, Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed September 11th, 2025

Days on Market 54

Zoning M-C1 d75

# **Listing Details**

Listing Office The Real Estate District

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.