

# \$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

Thornccliffe, Calgary, Alberta

Welcome to this spacious corner-unit townhome in the desirable community of Thornccliffe – 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 – 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.

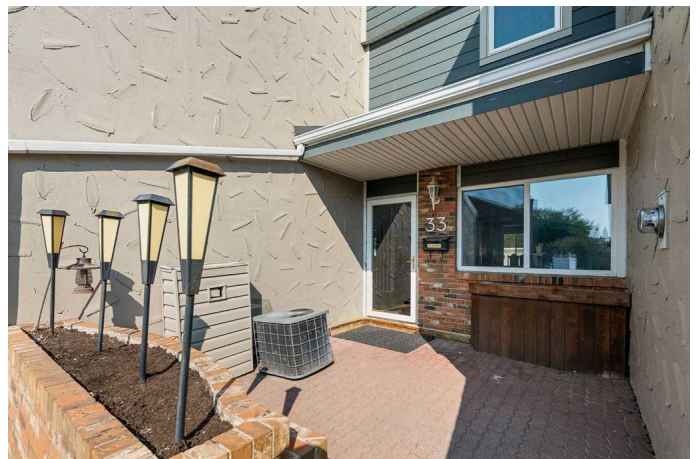
This townhome offers 2 bedrooms, 3 full baths, and 1 half bath – a rare opportunity for first-time buyers, renovators, or anyone looking to transform a solid home into something truly special. Imagine the possibilities and make this home your own.

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 | 58                   |
| Zoning         | M-C1 d75             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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