

43, 228 Theodore Place NW  
Calgary, Alberta

MLS # A2252728

\$449,900

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Thorncliffe                                                             |        |                   |
| Type:     | Residential/Five Plus                                                   |        |                   |
| Style:    | 2 Storey                                                                |        |                   |
| Size:     | 1,672 sq.ft.                                                            | Age:   | 1976 (49 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2 full / 1 half   |
| Garage:   | Garage Door Opener, Garage Faces Front, Single Garage Attached, Stall   |        |                   |
| Lot Size: | -                                                                       |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Vie |        |                   |

|             |                                                                                |            |          |
|-------------|--------------------------------------------------------------------------------|------------|----------|
| Heating:    | Forced Air, Natural Gas                                                        | Water:     | -        |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                 | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                                                | Condo Fee: | \$ 541   |
| Basement:   | Finished, Full                                                                 | LLD:       | -        |
| Exterior:   | Cement Fiber Board                                                             | Zoning:    | M-C1 d75 |
| Foundation: | Poured Concrete                                                                | Utilities: | -        |
| Features:   | Beamed Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows |            |          |

Inclusions: NA

Welcome to this well-maintained townhouse, perfectly situated in a fabulous location with sweeping views of Nose Hill Park. With almost all newer windows and durable Hardie board exterior, this home offers both peace of mind and long-term value. Step inside to find a sunny, open layout with laminate flooring flowing through the main and upper levels. The generously sized kitchen—big enough for everyone—features updated cabinet hardware, abundant counter space, and a charming eating area. A large living room with a cozy wood-burning fireplace and a family-sized dining room (with access to your west-facing deck through newer patio doors) create the perfect spaces for entertaining. A convenient powder room completes the main floor. Upstairs, the spacious primary suite boasts an updated ensuite with walk-in shower, ceiling fan, and organized closet. Two additional bedrooms—each large enough for a king-sized bed—along with an updated 4-piece bath and linen closet, complete the upper level. Hunter Douglas window coverings add a touch of elegance throughout. The fully developed lower level is an incredible bonus, offering an oversized recreation room, hobby space, and laundry area. Outside, enjoy your west-facing fenced backyard that backs directly onto greenspace with stunning views of Nose Hill. Additional highlights include a single attached garage, parking pad right at your front door, and close proximity to excellent schools, parks, shopping, and transit. Easy access to downtown and the airport makes this home as convenient as it is comfortable. This is the perfect combination of space, location, and lifestyle—don't miss it!