

# \$439,000 - 33, 228 Theodore Place Nw, Calgary

MLS® #A2255144

**\$439,000**

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.

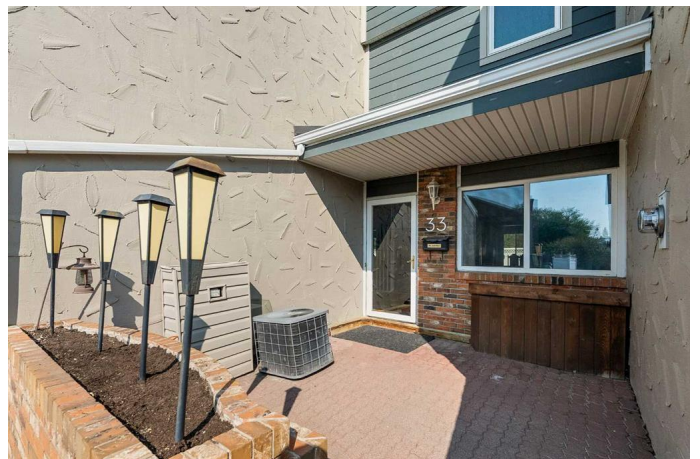
This townhome offers 2 bedrooms, 3 full baths, and 1 half bath – a rare opportunity for first-time buyers, renovators, or anyone looking to transform a solid home into something truly special. Imagine the possibilities and make this home your own.

Built in 1976

## Essential Information

MLS® # A2255144

Price \$439,000



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, Garage Door Opener, Front Drive, Garage Faces Front, Side By Side, Stall
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Laminate Counters, Wet Bar, Beamed Ceilings
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	22
Zoning	M-C1 d75

**Listing Details**

Listing Office	The Real Estate District
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