# $449,000 - 33, 228 Theodore Place Nw, Calgary

MLS® #A2255144

**$449,000**
2 Bedroom, 4.00 Bathroom, 1,504 sqft
Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Welcome to this stunning corner-unit townhome in the highly sought-after community of Thorncliffe. Offering a spacious open-concept design with a separate dining room and hardwood throughout the living spaces and bedrooms, this home is as stylish as it is functional. Both bedrooms serve as primary suites, each with direct access to its own bathroom â€" including a jetted tub in the second ensuite â€" making it perfect for privacy and convenience. Enjoy year-round comfort with a central A/C unit, plus a brand-new hot water tank for peace of mind. Outdoors, the backyard backs onto greenspace with no neighbours directly behind, creating a private and relaxing retreat for entertaining. Parking is never an issue with an extra stall right in front of the home in addition to the double side-by-side attached garage. With 2 bedrooms, 2 full baths, and 2 half baths, this home is ideal for first-time buyers or growing families looking for the perfect blend of comfort, function, and community living.

Built in 1976

## Essential Information

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|---|---|
| MLS® # | A2255144 |
| Price | $449,000 |
| 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, Stall, Side By Side |
| # 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

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|---|---|
| Date Listed | September 11th, 2025 |
| Days on Market | 8 |
| Zoning | M-C1 d75 |

## Listing Details

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

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