

\$316,800 - 12, 6440 4 Street Nw, Calgary

MLS® #A2261242

\$316,800

2 Bedroom, 1.00 Bathroom, 949 sqft

Single Family on 0.00 Acres

Thornccliffe, Calgary, Alberta

Stylish & Updated Townhome with A/C in Thornccliffe – Low condo fees Step into comfort and convenience with this beautifully updated 2-bedroom townhome in the desirable community of Thornccliffe. Rarely offered in this complex, central A/C keeps you cool year-round – just one of many thoughtful upgrades throughout. The open-concept main floor is bright and inviting, featuring refinished hardwood floors, large windows, and a spacious living and dining area perfect for relaxing or entertaining. The kitchen offers ample cabinetry and counter space, making everyday cooking a breeze. Upstairs, you'll find two generously sized bedrooms and a full 4-piece bathroom and a newly installed carpet. The unfinished basement offers excellent potential – whether you need a home gym, rec room, or extra storage space. Recent upgrades include: – Newly installed carpet upstairs

– High-efficiency furnace – Hot water tank – Modern lighting – Updated exterior doors Nestled on the quiet, sunny south side of the complex, this home offers added privacy while keeping you close to it all – transit, schools, shopping, and the trails of Nose Hill Park are just minutes away. Located in a well-managed, pet-friendly complex with low condo fees, this property is ideal for first-time buyers, downsizers, or investors. Move-in ready and packed with value – book your showing today! (id:6289)



Built in 1969

Essential Information

Listing #	A2261242
Price	\$316,800
Bedrooms	2
Bathrooms	1.00
Square Footage	949
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	12, 6440 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
Province	Alberta
Postal Code	T2K1B8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No Smoking Home, Parking
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stucco, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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