\$349,800 - 2, 6440 4 Street Nw, Calgary

MLS® #A2210247

\$349,800

2 Bedroom, 1.00 Bathroom, 971 sqft Residential on 0.00 Acres

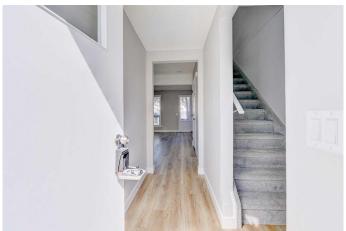
Thorncliffe, Calgary, Alberta

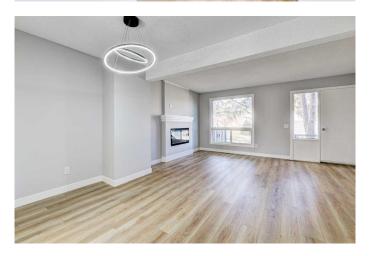
Tastefully renovated townhouse in a convenient location with a sunny south-facing backyard and a quiet, private front patio. Inside, you're welcomed by a bright, open layout with modern vinyl plank flooring. The spacious living room features a sleek Napoleon flush wall-mounted electric fireplace with remote control, heating, fan functions, multiple lighting and flame options. Adjacent to the living area is a functional dining space with a contemporary light fixture, next to a brand-new kitchen complete with quartz countertops, new cabinetry, and a full LG appliance packageâ€"including LG fridge, glass-top stove, built-in microwave hood fan, and dishwasher. Upstairs, you'll find new soft carpet throughout, two generously sized bedroomsâ€"including a primary bedroom with extra spaceâ€"and ample closet storage in both rooms. The fully renovated 4-piece bathroom features a tiled shower and a large, practical vanity.

The lower level is undeveloped and ready for your personal touch, and includes an upgraded high-efficiency furnace, a newer hot water tank, and brand-new Electrolux front-load washer and dryer.

This unit is located on the south side of the complex for easy access in and out, with the assigned parking stall (Number 2) just a short walk from the front door. Conveniently close to all levels of schools and walking distance to Thorncliffe Recreation Centre and Pool, Murray Copot Arena, the public library, city







tennis courts, Deerfoot City Mall, Nose Hill Park, grocery stores, disc golf, and the community bowling centre. A strong central location with quick access to all parts of the city by car or transit.

Built in 1969

Essential Information

MLS® # A2210247 Price \$349,800

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 971
Acres 0.00
Year Built 1969

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 2, 6440 4 Street Nw

Subdivision Thorncliffe

City Calgary
County Calgary
Province Alberta
Postal Code T2K 1B8

Amenities

Amenities Parking, Visitor Parking

Utilities Cable Available

Parking Spaces 1

Parking Stall, Assigned

Interior

Interior Features Open Floorplan, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2025

Days on Market 71

Zoning M-C1

Listing Details

Listing Office RE/MAX Realty Professionals

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