

\$320,000 - 1, 6412 4 Street Ne, Calgary

MLS® #A2089426

\$320,000

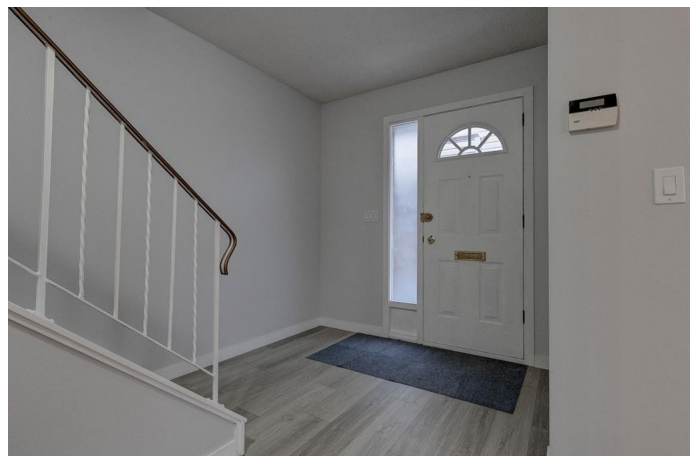
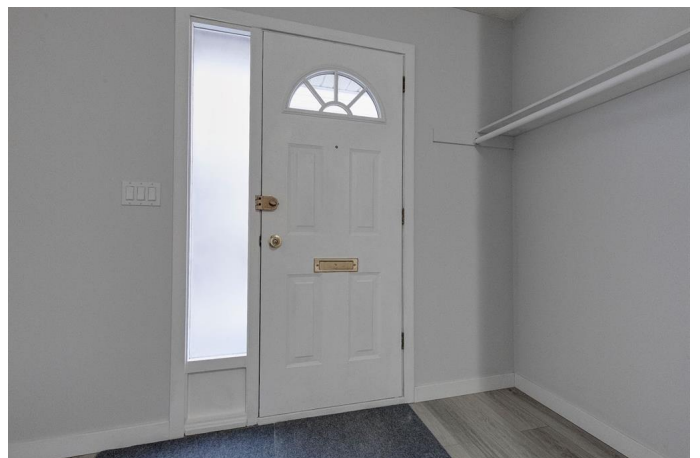
3 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Investors & First-Time Buyers â€“ **NO CONDO FEES** Ready for immediate possession and pet friendly- Welcome to this remarkable townhome that perfectly blends modern living with affordability. This home has undergone a significant transformation, both inside and out, culminating in a recent, extensive renovation that truly redefines its identity.

As you step inside, you'll be greeted by a host of updates that redefine comfort and style. The kitchen is a highlight, boasting sleek, contemporary stainless steel appliances that set the tone. The new cabinetry, quartz countertops, stylish backsplash, deep basin sink, and faucet all come together to create a chic and functional space. To cater to the modern need for ample storage, a pantry is also included. The spacious living area offers versatile furniture placement options, and the unused fireplace can be creatively repurposed as a candle shrine for added ambiance. Adjacent to the kitchen, a convenient half bathroom has been revamped with a new toilet, quartz counters, sink, and faucet. All window coverings have been replaced to enhance style and privacy. Bid farewell to allergens as the main and upper levels now feature beautiful vinyl plank flooring, adding a touch of luxury to the space. Fresh paint coats on the main and upper levels contribute to the unit's overall fresh and vibrant ambiance. Upstairs, you'll discover three generously sized bedrooms and an updated bathroom



with a soaker tub and linen closet. Downstairs, a versatile space awaits, suitable for use as an additional living room, recreation room, or a teenager's retreat. Behind the bar, you'll find a utility room with ample storage space and a laundry room. Recent window replacements enhance comfort and insulation, reducing monthly utility expenses. The water heater was also replaced this month, and the furnace underwent a recent tune-up for peace of mind. The exterior received a boost in recent years with new vinyl siding, ensuring low maintenance. You'll appreciate the convenience of the wrap-around deck, providing access to your assigned parking stall with an electric hookup. Additionally, plenty of street parking is available for guests and roommates.

This location is family-friendly, with schools and shopping nearby, and easy access to Deerfoot, making your daily commute a breeze.

Built in 1975

Essential Information

MLS® #	A2089426
Price	\$320,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,085
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 6412 4 Street Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K5M8

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Granite Counters, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Flat Torch Membrane
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2023
Date Sold	November 7th, 2023
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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