

# **\$324,900 - 114, 6440 4 Street Nw, Calgary**

MLS® #A2153941

**\$324,900**

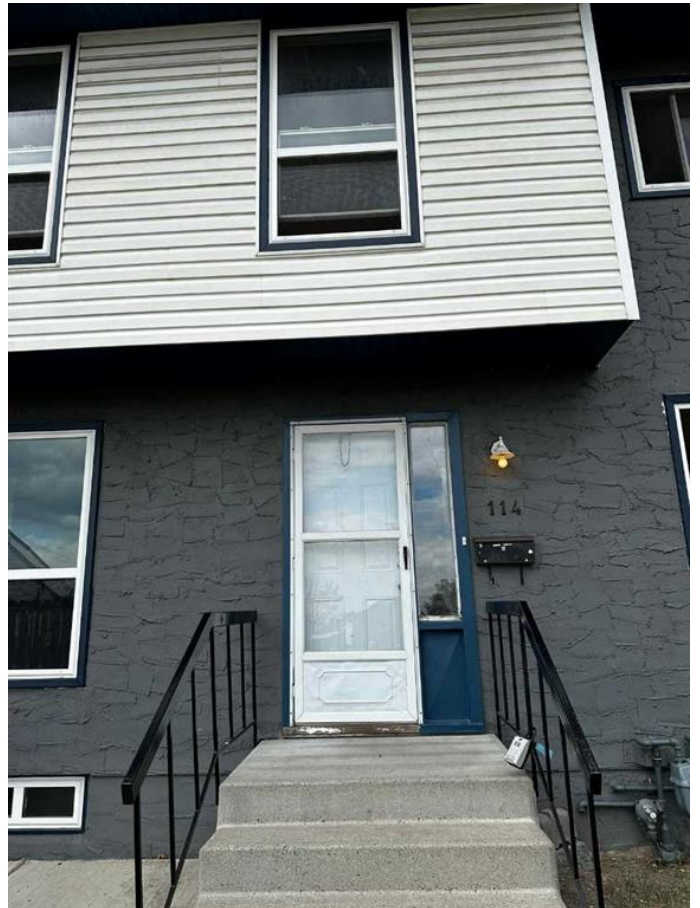
3 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Coveted CORNER unit! A fantastic 3-bedroom, 1.5-bathroom townhouse with lots of potential in a very convenient location! This bright and clean 2-storey unit in a well-managed complex offers comfortable living with a generous layout. The whole house is adorned with beautiful wood flooring, adding a touch of elegance and ease of maintenance. The main floor features a living room and kitchen with large windows that let in an abundance of natural light, along with a half bathroom. The upper floor boasts a large primary bedroom with 2 other bedrooms and the main 4-piece bathroom. The full-size developed basement provides additional living space and flexibility for various uses. With its own separate entrance, it offers privacy and convenience, making it ideal for a recreation room, home office, or even a guest suite (roughed in bath but too close to the electrical panel ). The unit comes with an outdoor parking stall just steps away from the front door. This townhome is steps away from all level of schools and within walking distance to Thornhill Aquatic & Recreation Centre, the public library, and the Superstore. It's also within walking distance to Centre Street. This strong location offers quick access to all areas of the city by car or public transit, and easy access to downtown within a 15-minute drive. Schedule your viewing today and make this charming house your new home!

Built in 1969



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2153941      |
| Price          | \$324,900     |
| Sold Price     | \$328,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,049         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 114, 6440 4 Street Nw |
| Subdivision | Thorncliffe           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 1B8               |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Stall                      |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Separate/Exterior Entry, Finished, Full                                           |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Lighting                      |
| Lot Description   | Back Yard, Landscaped, Street |
| Roof              | Asphalt Shingle               |
| Construction      | Stucco, Vinyl Siding, Wood F  |
| Foundation        | Poured Concrete               |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | July 31st, 2024  |
| Date Sold      | August 3rd, 2024 |
| Days on Market | 2                |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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