

\$325,000 - 11, 6440 4 Street Nw, Calgary

MLS® #A2155446

\$325,000

2 Bedroom, 1.00 Bathroom, 851 sqft

Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Well-Maintained 2-Bedroom Townhouse in Thorncliffe

Discover affordable living in the heart of Thorncliffe, nestled between the charming community of Thorncliffe and the bustling area of Hunting Hills. This meticulously maintained 2-bedroom, 1-bathroom townhouse offers comfort, convenience, and a prime location.

Key Features:

• Prime Location: Enjoy the best of both worlds with proximity to shopping centers, international airport, public transit, schools, parks, playgrounds, City Recreation facilities, and a library. Excellent access to Deerfoot Trail and Stoney Trail ring road makes commuting a breeze.

• Well-Kept Complex: Situated in a well-managed condo complex with a strong sense of community pride. Recent updates include newer vinyl windows, updated siding, and clean, tidy common areas. The peaceful setting includes ample grassed areas for relaxation.

• Modern Interior: Step inside to find a home that has been thoughtfully updated and maintained. The kitchen features modern cabinets and countertops, plus the same treatment for the upper level bathroom and the spacious, south-facing design allows for plenty of natural light. Appliances are in good working order, and the carpet was just replaced in August 2024.

• Comfortable Living: The upper level hosts two large bedrooms with oversized windows



offering views of the well-maintained common areas and ensuring privacy from neighboring units.

â€¢ Additional Space: The lower level includes added storage or the potential for an exercise room. Note that a utility room was constructed in the basement as an office by a previous tenant; it was not permitted, and the seller does not warranty or have knowledge of its construction.

â€¢ Family-Friendly: Ideal for families with young children, with schools and recreation spaces just a short walk away and there is super convenient access to Calgary Transit. This townhouse represents an exceptional value in NW Calgary, combining affordability with modern comforts and a superb location. Donâ€™t miss the opportunity to make this well-maintained property your new home!

Built in 1969

Essential Information

MLS® #	A2155446
Price	\$325,000
Sold Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	851
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	11, 6440 4 Street Nw
Subdivision	Thorncliffe

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1B8

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Laminate Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Range, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Few Trees, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 21st, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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