

\$340,000 - 76, 6440 4 Street Nw, Calgary

MLS® #A2160956

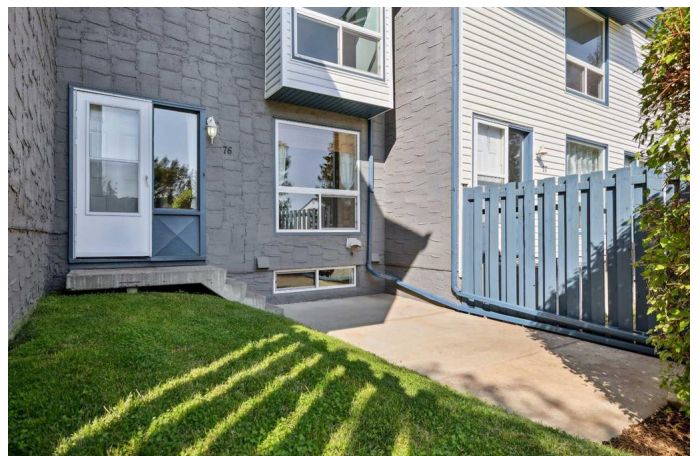
\$340,000

3 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY SEPTEMBER 7 FROM 12-3PM**** Here is the one you have been waiting for! This gorgeous townhome features 3 bedrooms, 2 full bathrooms, and over 1300 sq ft of developed space! As you enter the property you are greeted by the tiled entrance and gleaming refinished hardwood throughout the main floor. Completely renovated kitchen with crisp white cabinetry, stainless steel appliances, subway tile backsplash, butcher block counters, tile flooring, and under cabinet lighting. Open to the spacious living room with big windows letting in tons of natural light and garden door to the private backyard with concrete patio backing onto the large greenspace! Head upstairs to the large master bedroom with bay window with tranquil views of the greenspace. A good sized second bedroom and full 4-piece bathroom with deep soaker tub with vintage tile surround. The fully finished basement features another bedroom, full 3-piece bathroom, workshop area, and utility room with laundry and storage space. Not only updated inside, this unit features new windows, doors and affordable condo fees! One of the more private locations in the complex with assigned stall parking and additional stalls available from management for only \$40 a month. Prime location, steps to schools, parks, rec center, shopping, swimming pool, library, and tennis courts. With quick access to Deerfoot Trail and only 10 mins to DT core! This property shows 10/10



and is a must see!

Built in 1969

Essential Information

MLS® #	A2160956
Price	\$340,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	76, 6440 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Assigned, Parking Lot, Paved, Plug-In, Stall

Interior

Interior Features	Built-in Features, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Open Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2024

Date Sold September 13th, 2024

Days on Market 8

Zoning M-C1

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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