

\$324,900 - 124, 6440 4 Street Nw, Calgary

MLS® #A2177298

\$324,900

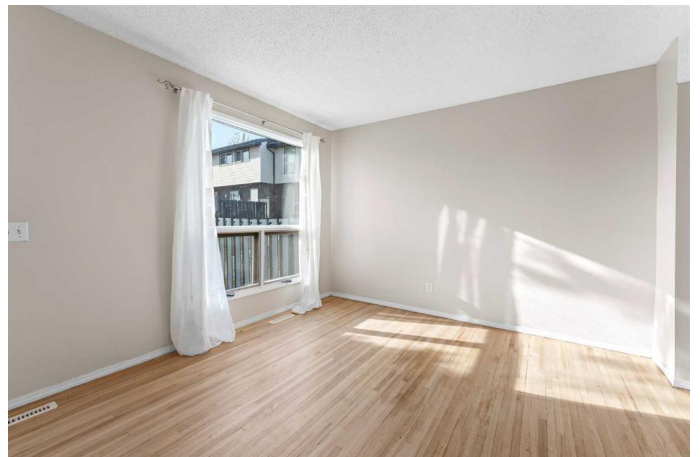
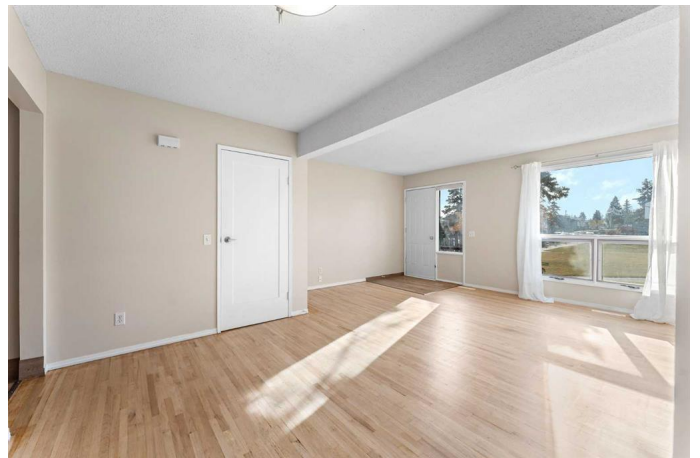
2 Bedroom, 1.00 Bathroom, 1,022 sqft

Residential on 8.72 Acres

Thornccliffe, Calgary, Alberta

Welcome to this beautifully appointed end unit townhome in Huntcliffe Gardens Thornccliffe. This west-facing, two-storey gem features 2 spacious bedrooms, 1 bathroom, perfectly designed to maximize natural light and comfort.

As you step inside, you'll appreciate the well-thought-out layout adorned with elegant and functional laminate flooring throughout. The main floor offers a functional kitchen, a generously sized dining area, and a large living room, ideal for entertaining. Fresh designer paint adds a modern touch, and the newer vinyl windows enhance energy efficiency, keeping your gas bills in check. Upstairs, the primary bedroom is a true retreat, featuring a large window and ample closet space. The additional bedroom provides versatility for family, guests, or a home office. An unfinished basement offers potential for customization, allowing you to create the perfect space tailored to your needs. The exterior boasts newer stucco siding and a private front yard, perfect for relaxing or enjoying a morning coffee. Your designated parking stall is just a few steps away. This well-managed complex features reasonable condo fees. The location is unbeatable, with all amenities nearby. Enjoy the convenience of being within walking distance to grocery stores, schools, Murray Copot Arena, the public library, city tennis courts, and a community bowling center. Plus, you're just a short drive from Deerfoot City Mall, Nose Hill



Park, downtown, and the airport. Don't miss out on this wonderful opportunity! Welcome home to your new haven in Thorncliffe, where comfort, convenience, and community come together. Schedule a showing today!

Built in 1969

Essential Information

MLS® #	A2177298
Price	\$324,900
Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,022
Acres	8.72
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	124, 6440 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	November 11th, 2024
Days on Market	7
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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