

12, 6440 4 Street NW  
Calgary, Alberta

MLS # A2225174



# \$319,900

Division:	Thorncliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	949 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

**Inclusions:** Attached Bedframe in the Primary Bedroom

Stylish & Updated Townhome with A/C in Thorncliffe – Incredible Value! Discover comfort, convenience, and exceptional value in this beautifully maintained 2-bedroom townhome, ideally located in the sought-after community of Thorncliffe. This bright, move-in-ready home stands out with central A/C—a rare feature in the complex—offering year-round comfort. Step inside to a welcoming open-concept main floor with large windows, refinished hardwood flooring, and a spacious living and dining area filled with natural light. The kitchen boasts ample counter and cabinet space, perfect for daily living and entertaining. Upstairs, you'll find two generously sized bedrooms and a full 4-piece bath. The full unfinished basement provides endless possibilities—create a home gym, rec room, or simply enjoy the extra storage. Recent upgrades include: vinyl windows, high-efficiency furnace, hot water tank, lighting, and updated exterior doors—ensuring peace of mind for years to come. Tucked away on the quiet, sunny south side of the complex, this unit offers a sense of privacy while being just minutes from transit, schools, shopping, and the expansive trails of Nose Hill Park. Located in a well-managed, pet-friendly complex with low condo fees—this home is the perfect opportunity for first-time buyers, downsizers, or investors. Don't miss out—schedule your showing today and see for yourself.