

**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

OPEN HOUSE: Saturday, June 7, 2025, 2-4pm. Exceptional Value in Thorncliffe & Updated 2-Bed Townhome with A/C!
Well-maintained 2-storey townhome in the desirable community of Thorncliffe. This bright, updated unit offers 2 bedrooms, 1 full bath, and a full unfinished basement—perfect for future development or extra storage. Unique to the complex, this home includes central A/C for year-round comfort. The main floor features a functional open-concept layout with large windows, refinished hardwood floors, and a spacious living/dining area. The bright kitchen offers ample cabinet and counter space. Upstairs you'll find two generous bedrooms and a 4-piece bath. Recent updates include: vinyl windows (2018), exterior doors, high-efficiency furnace, light fixtures, hot water tank, and more. Located on the quiet south end of the complex with sunny exposure. Low condo fees in a well-managed, pet-friendly complex. Move-in ready and close to transit, schools, shopping, and Nose Hill Park. Book your showing today!