

21, 6440 4 Street NW  
Calgary, Alberta

MLS # A2229330



**\$335,000**

Division:	Thorncliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,025 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

Welcome this pristinely maintained end-unit townhome at Huntcliffe Gardens. This house combines charm, warmth, and modern upgrades. From the moment you arrive, the inviting curb appeal and cozy concrete patio set the stage for a lifestyle filled with comfort and connection. Step inside to find sunlight pouring through the front windows, dancing across beautifully refinished hardwood floors and illuminating a spacious living room &mdash; perfect for both quiet mornings and lively gatherings. The heart of the home is the upgraded kitchen, featuring sleek stainless steel appliances and a stunning new quartz countertop. Whether you're cooking a favorite meal or hosting friends in the open-concept dining area, the space feels effortlessly connected while still offering a sense of individual purpose in each room. Upstairs, the expansive primary bedroom is a true retreat, complete with double closets and plenty of room to relax. Two additional generously sized bedrooms and a full bathroom provide comfort for family, guests, or a home office setup. Downstairs, the unfinished basement offers endless potential &mdash; design your dream gym, studio, or recreation space! Modern living is made easy with smart thermostat control right from your phone. And outside your door, experience the lifestyle Calgarians love &mdash; walk your dog in nearby off-leash parks, explore the beauty of Nose Hill Park, or enjoy the convenience of top-rated schools, recreation centers, shops, and excellent transit connections. With quick access to Deerfoot Trail, 14th Street, and 64th Avenue, commuting is a breeze. Come to discover a place that feels like home. Add this gem to your must-see list today!