

83, 6440 4 Street NW  
Calgary, Alberta

MLS # A2208961



**\$349,900**

Division:	Thornccliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

**CORNER UNIT | EASY ACCESS FROM PARKING | RECENTLY RENOVATED IN 2022 | 3 BEDS, 1.5 BATH|** Discover the charm of this inviting townhouse located at #83, 6640 4 Street NW in the desirable Thornccliffe community of Calgary. This well-appointed 2-storey home features 3 spacious bedrooms and 1.5 bathrooms, offering ample space for comfortable living. The main floor boasts a practical kitchen, a cozy dining area, a convenient half bath, and a generous living room, perfect for relaxation and entertaining. The upper level hosts a good-sized primary bedroom with a large window and ample closet space, along with two additional bedrooms and a full bathroom. The unfinished basement provides customization potential to suit your needs. Recent updates include new windows (2020) and a new front door (2020), new roof shingles (2020), exterior paint (2018). This end-unit townhouse also features a private front yard, ideal for outdoor enjoyment. A dedicated parking stall is conveniently located just steps away. The location is ideal with walking distance to Superstore, various schools, Murray Copot Arena, the public library, city tennis courts, and a community bowling center. Additionally, it's a short drive to Deerfoot City Mall, Nose Hill Park, downtown Calgary, and the airport, ensuring all your needs are within easy reach. Don't miss the opportunity to own this delightful townhouse in a vibrant community. Schedule your viewing today!