

# \$414,900 - 114, 6440 4 Street Nw, Calgary

MLS® #A2198522

**\$414,900**

3 Bedroom, 2.00 Bathroom, 1,049 sqft  
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

FULLY RENOVATED END UNIT WITH SEPARATE ENTRANCE TO BASEMENT! A fantastic 3-bedroom, 1.5-bathroom townhouse with lots of potential in a very convenient location! (Across the street from Schools) This bright and clean 2-storey unit in a well-managed complex offers comfortable living with a generous layout. The whole house is adorned with beautiful VINYL plank flooring, adding a touch of elegance and ease of maintenance. The main floor features a living room and kitchen with large windows that let in an abundance of natural light, along with a half bathroom. The upper floor boasts a large primary bedroom with 2 other bedrooms and the main 4-piece bathroom. The full-size developed basement provides additional living space and flexibility for various uses. With its own separate entrance, it offers privacy and convenience, making it ideal for a recreation room, home office, or even a guest suite (roughed in full bath). UPGRADES INCLUDE : BRAND NEW KITCHEN WITH QUARZ COUNTERTOP, BRAND NEW APPLIANCES WITH 1 YR WARRANTY, NEW VINYL PLANK FLOORING THROUGHOUT, BATHROOMS, ELECTRICAL FIXURES, SOCKETS AND SWITCHES, FRESHLY PAINTED, ETC.. | The unit comes with an outdoor parking stall just steps away from the front door. This townhome is steps away from all level of schools and within walking distance to Thornhill Aquatic & Recreation Centre, the public library, and the Superstore. It's also



within walking distance to Centre Street. This strong location offers quick access to all areas of the city by car or public transit, and easy access to downtown within a 15-minute drive. Schedule your viewing today and make this charming house your new home.

Built in 1969

### **Essential Information**

MLS® #	A2198522
Price	\$414,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,049
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	114, 6440 4 Street Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

### **Amenities**

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Recessed

	Lighting, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	37
Zoning	M-C1

### **Listing Details**

Listing Office	First Place Realty
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