

# **\$319,000 - 137, 6440 4 Street Nw, Calgary**

MLS® #A2238887

**\$319,000**

2 Bedroom, 1.00 Bathroom, 958 sqft

Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Welcome to this charming and move-in ready 2-storey townhouse offering 1135 sq.ft. of comfortable living space! This bright and inviting home features a spacious main floor living room and kitchen, highlighted by big windows that bring in an abundance of natural light. Upstairs, you'll find two generously sized bedrooms and a full 4-pcs bathroom. The partially developed basement offers a large family room and plenty of storage -perfect for growing needs. Recent updates include fresh paint, stylish new vinyl plank flooring throughout the main floor, new kitchen countertops, and a new vanity in the bathroom. Enjoy summer BBQs on your private back patio. Other features include durable vinyl windows replaced just a few years ago and outdoor parking conveniently located just steps from your front door. Situated in a well-maintained complex, this home is within walking distance to all levels of schools, Thornhill Recreation Centre, library, public transportation, and only a 15-min drive to downtown. Ideal for first-time buyers or anyone looking for affordable living in a prime location-don't miss this great opportunity!



Built in 1969

## **Essential Information**

MLS® #                      A2238887

Price                        \$319,000

|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 958           |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 137, 6440 4 Street Nw |
| Subdivision | Thornccliffe          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 1B8               |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s) |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Partially Finished                                            |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground                                 |
| Lot Description   | Back Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 80              |
| Zoning         | M-C1            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|



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