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83, 6440 4 Street NW  
 Calgary, Alberta

MLS # A2232084



**\$339,000**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** none

Welcome to this bright and thoughtfully updated end-unit townhouse in the heart of Thornccliffe. With 3 spacious bedrooms, 1.5 baths, and recent renovations in 2022, this home is perfect for first-time buyers, young families, or anyone looking for comfortable, low-maintenance living. The main level offers a thoughtful layout with a bright kitchen, dedicated dining space, convenient half bath, and a spacious living room ideal for everyday living or entertaining. Upstairs, you’ll find a large primary bedroom with great closet space, two additional bedrooms, and a full bathroom. The unfinished basement is ready for your personal touch whether it’s a home gym, rec room, or extra storage, create a space that suits your lifestyle. Ideally located within walking distance to Superstore, schools, parks, and recreation, and only minutes from Nose Hill Park, Deerfoot City, downtown, and the airport this is a fantastic opportunity to own in a family-friendly community.