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17, 6440 4 Street NW
Calgary, Alberta

MLS # A2233568



\$329,990

Division:	Thorncliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,003 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Welcome to this freshly painted and updated 3 bedroom Townhouse with low condo fees and a quiet location in the complex with schools and parks nearby.(15mins commute to core downtown) Take your time enjoying this well designed townhouse with lots of bright natural light, sunny west facing living room. You will enjoy the oversized master bedroom with a full wall of closet space. With two additional bedrooms and one and a half baths it has lots of room for a growing family. There is also a fully unspoiled basement for storage or extra storage space. The complex has seen many major upgrades including shingle replacement, siding, replacement of fencing, parking lots were rebuilt along with the electrical outlets, and all common walkways and cement patios were poured. This complex is well kept and there is a real sense of community. Schools, shopping and transit are all close at hand. With the low condo fees and affordable price. Make this your new home.