

# \$349,000 - 98, 6440 4 Street, Calgary

MLS® #A2201203

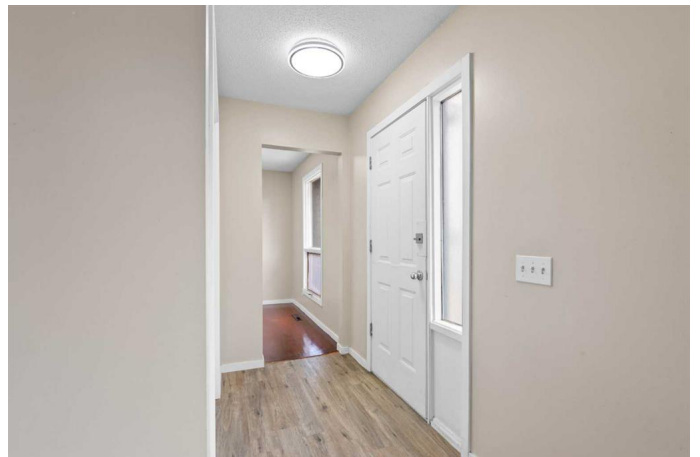
**\$349,000**

5 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

The one youâ€™ve been waiting for! This stunning townhome offers 5 bedrooms, 2.5 bathrooms, and over 1,400 sq. ft. of developed living space. Step inside to a gleaming refinished hardwood floors throughout the main level. The beautifully renovated kitchen features crisp white cabinetry, newer appliances, It opens to a spacious living room with large windows that flood the space with natural light. A garden door leads to a private backyard with a concrete patio, backing onto a lush greenspace. Upstairs, the large primary bedroom boasts a charming bay window with serene greenspace views. Two well-sized bedrooms and a stylish 4-piece bathroom with a deep soaker tub and vintage tile surround complete the upper level. The fully finished basement includes two additional bedrooms, a 3-piece bathroom, a workshop area, and a utility room with laundry and storage space. This unit is updated inside and out with new doors, plus affordable condo fees. Itâ€™s in one of the most private spots in the complex and includes an assigned parking stall. this beautiful 5-bedroom townhouse in a prime location! Conveniently close to Diefenbaker High School, John A. MacDonald Junior High, and Thornccliffe Elementary. Nearby amenities include public transit, playgrounds, daycare, Superstore, the library, and Thornhill Recreation Centre. Recently updated with fresh paint, refinished hardwood, new laminate flooring, new doors, new closet doors, and a new hood fan. Move-in ready! Features a



newer hot water tank (2020) and furnace (2018). Do not miss the opportunity.

Built in 1969

**Essential Information**

MLS® #	A2201203
Price	\$349,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,101
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	98, 6440 4 Street
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1B8

**Amenities**

Amenities	Parking, Community Gardens
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Closet Organizers, Laminate Counters
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	55
Zoning	M-C1

## Listing Details

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.