# \$349,900 - 83, 6440 4 Street Nw, Calgary

MLS® #A2208961

# \$349,900

3 Bedroom, 2.00 Bathroom, 1,131 sqft Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

CORNER UNIT | EASY ACCESS FROM PARKING | RECENTLY RENOVATED IN 2022 | 3 BEDS, 1.5 BATH| Discover the charm of this inviting townhouse located at #83, 6640 4 Street NW in the desirable Thorncliffe community of Calgary. This well-appointed 2-storey home features 3 spacious bedrooms and 1.5 bathrooms, offering ample space for comfortable living. The main floor boasts a practical kitchen, a cozy dining area, a convenient half bath, and a generous living room, perfect for relaxation and entertaining. The upper level hosts a good-sized primary bedroom with a large window and ample closet space, along with two additional bedrooms and a full bathroom. The unfinished basement provides customization potential to suit your needs. Recent updates include new windows (2020) and a new front door (2020), new roof shingles (2020), exterior paint (2018). This end-unit townhouse also features a private front yard, ideal for outdoor enjoyment. A dedicated parking stall is conveniently located just steps away. The location is ideal with walking distance to Superstore, various schools, Murray Copot Arena, the public library, city tennis courts, and a community bowling center. Additionally, it's a short drive to Deerfoot City Mall, Nose Hill Park, downtown Calgary, and the airport, ensuring all your needs are within easy reach. Don't miss the opportunity to own this delightful townhouse in a vibrant community. Schedule your viewing today!







## **Essential Information**

MLS® # A2208961 Price \$349,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,131 Acres 0.00 Year Built 1969

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 83, 6440 4 Street Nw

Subdivision Thorncliffe
City Calgary
County Calgary
Province Alberta
Postal Code T2K 1B8

#### **Amenities**

Amenities Parking

Parking Spaces 1

Parking Stall

## Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 5th, 2025

Days on Market 24

Zoning M-C1

# **Listing Details**

Listing Office CIR Realty

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