

**21, 6440 4 Street NW**  
**Calgary, Alberta**

**MLS # A2229330**



**\$335,000**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,025 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>	Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<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>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome this pristinely maintained end-unit townhome at Huntcliffe Gardens. This house combines charm, warmth, and modern upgrades. From the moment you arrive, the inviting curb appeal and cozy concrete patio set the stage for a lifestyle filled with comfort and connection. Step inside to find sunlight pouring through the front windows, dancing across beautifully refinished hardwood floors and illuminating a spacious living room &mdash; perfect for both quiet mornings and lively gatherings. The heart of the home is the upgraded kitchen, featuring sleek stainless steel appliances and a stunning new quartz countertop. Whether you're cooking a favorite meal or hosting friends in the open-concept dining area, the space feels effortlessly connected while still offering a sense of individual purpose in each room. Upstairs, the expansive primary bedroom is a true retreat, complete with double closets and plenty of room to relax. Two additional generously sized bedrooms and a full bathroom provide comfort for family, guests, or a home office setup. Downstairs, the unfinished basement offers endless potential &mdash; design your dream gym, studio, or recreation space! Modern living is made easy with smart thermostat control right from your phone. And outside your door, experience the lifestyle Calgarians love &mdash; walk your dog in nearby off-leash parks, explore the beauty of Nose Hill Park, or enjoy the convenience of top-rated schools, recreation centers, shops, and excellent transit connections. With quick access to Deerfoot Trail, 14th Street, and 64th Avenue, commuting is a breeze. Come to discover a place that feels like home. Add this gem to your must-see list today!