

**12, 6440 4 Street NW**  
**Calgary, Alberta**

**MLS # A2261242**



**\$316,800**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Thornccliffe          |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 949 sq.ft.            | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Few Trees, Front Yard |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | \$ 362 |
| <b>Basement:</b>   | Full, Unfinished                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Vinyl Windows   |                   |        |

**Inclusions:** Bedframe attached to the wall

Stylish & Updated Townhome with A/C in Thornccliffe – Low condo fees Step into comfort and convenience with this beautifully updated 2-bedroom townhome in the desirable community of Thornccliffe. Rarely offered in this complex, central A/C keeps you cool year-round—just one of many thoughtful upgrades throughout. The open-concept main floor is bright and inviting, featuring refinished hardwood floors, large windows, and a spacious living and dining area perfect for relaxing or entertaining. The kitchen offers ample cabinetry and counter space, making everyday cooking a breeze. Upstairs, you'll find two generously sized bedrooms and a full 4-piece bathroom and a newly installed carpet. The unfinished basement offers excellent potential—whether you need a home gym, rec room, or extra storage space. Recent upgrades include: • Newly installed carpet upstairs

• High-efficiency furnace • Hot water tank • Modern lighting • Updated exterior doors

Nestled on the quiet, sunny south side of the complex, this home offers added privacy while keeping you close to it all—transit, schools, shopping, and the trails of Nose Hill Park are just minutes away. Located in a well-managed, pet-friendly complex with low condo fees, this property is ideal for first-time buyers, downsizers, or investors. Move-in ready and packed with value—book your showing today!