



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**137, 6440 4 Street NW**  
**Calgary, Alberta**

**MLS # A2238887**



**\$334,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	958 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>	Back Yard, Lawn, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 362

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming and move-in ready 2-storey townhouse offering 1135 sq.ft. of comfortable living space! This bright and inviting home features a spacious main floor living room and kitchen, highlighted by big windows that bring in an abundance of natural light. Upstairs, you'll find two generously sized bedrooms and a full 4-pcs bathroom. The partially developed basement offers a large family room and plenty of storage -perfect for growing needs. Recent updates include fresh paint, stylish new vinyl plank flooring throughout the main floor, new kitchen countertops, and a new vanity in the bathroom. Enjoy summer BBQs on your private back patio. Other features include durable vinyl windows replaced just a few years ago and outdoor parking conveniently located just steps from your front door. Situated in a well-maintained complex, this home is within walking distance to all levels of schools, Thornhill Recreation Centre, library, public transportation, and only a 15-min drive to downtown. Ideal for first-time buyers or anyone looking for affordable living in a prime location-don't miss this great opportunity!