



**GRASSROOTS**  
REALTY GROUP

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98, 6440 4 Street  
Calgary, Alberta

MLS # A2239927



**\$339,900**

Division:	Thorncliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: None

The one you'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. It'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 Thorncliffe 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). Fresh new paint on main floor. Do not miss the opportunity.