



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6216 4 Street NE
Calgary, Alberta

MLS # A2249490



\$649,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Rear, On Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: N/A

Beautifully renovated bungalow in the desirable community of Thorncliffe! The main floor has been fully updated with all-new windows, a bright and stylish kitchen featuring brand-new appliances, upgraded cabinets, countertops, and flooring. Every detail has been refreshed to create a warm and welcoming space. The separate entrance to the fully developed basement offers exceptional flexibility—ideal for extended family or the potential to generate rental income. Outside, the large backyard with a spacious deck and firepit provides the perfect setting for entertaining or quiet evenings at home, complemented by a single detached garage. Conveniently located near schools, parks, shopping, and major routes, this property combines timeless charm with thoughtful upgrades—an opportunity you won't want to miss.