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6216 4 Street NE Calgary, Alberta

MLS # A2249490



\$609,900

| Division: | Thorncliffe | | | | |
|-----------|--|--------|-------------------|--|--|
| Туре: | 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.