



GRASSROOTS
REALTY GROUP

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1, 6412 4 Street NE
Calgary, Alberta

MLS # A2267798



\$358,500

Division:	Thorncliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Investors & First-Time Buyers – No Condo Fees! Available for quick possession and welcoming to pets, this beautifully updated townhome offers unbeatable value with style and comfort throughout. Inside, the kitchen stands out with stainless steel appliances, modern cabinetry, quartz counters, a designer backsplash, and a deep basin sink with upgraded faucet. A full pantry adds even more storage. Next to the kitchen, the refreshed half bath features new quartz counters, sink, faucet, and toilet. The main floor living area is bright and versatile, perfect for different furniture layouts. Even the fireplace adds character, whether used as-is or reimagined as a cozy candle feature!! New window coverings, luxury vinyl plank flooring, and a fresh coat of paint on the main and upper levels tie everything together with a clean, contemporary feel. Upstairs you'll find three spacious bedrooms plus an updated full bathroom with a relaxing soaker tub and a handy linen closet. The lower level offers extra living space, ideal as a family room, games area, or teen retreat. There's also a bar area, large utility/laundry room, and generous storage!! Practical upgrades include a brand-new furnace, hot water tank (just replaced), and recently updated windows for improved efficiency!! Outside, low-maintenance vinyl siding, a wrap-around deck, and a powered parking stall add convenience, with extra street parking available for guests. The location is excellent, close to schools, shopping, and with quick access to Deerfoot Trail for an easy commute!!