



89, 6440 4 Street NW
Calgary, Alberta

MLS # A2304493



\$353,900

Division:	Thornccliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,085 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 418
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: N.A

Nicely maintained end unit. Large East facing yard. Welcome to this Stylish & Updated Townhome in the heart of the complex with green space. Step into comfort and convenience with this beautifully updated 3-bedrooms townhome in the desirable community of Thornccliffe. Main floor features spacious bright living room overlooking the front green space, modern kitchen with good size cabinets, glass flat top stove, dining room, and a half bath. The open-concept main floor is bright and inviting, featuring refinished wood floors, large windows, and a spacious living and dining area perfect for relaxing or entertaining. Upper level comes with 3 bedrooms and a 4 pc full bathroom. Huge master bedroom with extra-large closet. Basement is undeveloped and perfect for storage/laundry room. Located in a well-managed, pet-friendly complex with low condo fees, this property is ideal for first-time buyers, downsizers, or investors. Tenanted with lease ending June 30 2026 and hoping to stay. It is close to all types of schools, amenities and library. Minutes drive to Deerfoot Trail. Steps to Bus #2 stop where the transit takes you to Downtown in 20 minutes and Bus #20 going to the Two Universities.