



**6231 4 Street NE**  
**Calgary, Alberta**

**MLS # A2128626**



**\$775,000**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows

**Inclusions:** None

**\*\*PRICE REDUCED\*\*WATCH VIDEO\*\***Welcome to this FULLY RENOVATED HOME in the wonderful community of Thornccliffe! This bungalow has BRAND NEW EXTERIOR and INTERIOR RENOVATIONS, an ILLEGAL 2 BED BASEMENT RENTAL SUITE, & a DOUBLE DETACHED GARAGE! NEW ROOF, NEW HARDY-BOARD SIDING, exposed aggregate steps/walkway & front patio, fresh sod, & more! As you enter, you'll be greeted by an OPEN CONCEPT setting. Living room has a nice built-in wall unit surrounding an electric fireplace w/ floor to ceiling tile. Beautiful hardwood floors throughout most of the main level. Kitchen has trendy white cabinets, quartz countertops, & all-new appliances. The master retreat offers a large bedroom w/ built-in closet organizer shelving & a luxurious ensuite bathroom: standing glass shower, stand-alone soaker tub, & tasteful quartz counters and tile flooring. Second bedroom is of ample size and also has built-in closet organizing shelves. Another quality full bath w/ upstairs laundry completes the main level. ILLEGAL BASEMENT SUITE: SEPARATE ENTRANCE, plush carpets throughout, large living room, kitchen, two good sized bedrooms, & full bath; SEPARATE LAUNDRY HOOK-UPS provided. NEW FURNACE & HOT WATER TANK, & NEW UPGRADED ELECTRIC PANEL(200 Amp Service). This home has passed all inspections by the city: electrical, plumbing, & building. Back yard offers a deck, patio, and yard area, and of course a DOUBLE DETACHED GARAGE! LOCATION: steps from bus stop, shopping, and close to schools and main roads such as Deerfoot Trail and Centre Street. Don't let this beautiful oasis slip away, make it yours today!