



6231 4 Street NE
Calgary, Alberta

MLS # A2146889



\$739,900

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

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

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 FOR A QUICK SALE!**W**elcome 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!