



6039 4 Street NE
Calgary, Alberta

MLS # A2205271



\$689,900

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: Basement: Refrigerator, Stove, Range Hood, Dishwasher, Washer, Dryer. Garage Furnace As-is

****Legal 2 Bedroom Basement Suite ** Sparkling Renovation | Backing onto Greenspace | No Neighbors Behind | Incredible Central Location | Move-in Ready | Bi-Level | 1,906 SqFt Main & Basement | Total 5 Beds, 3 Baths | 3 Beds & 2 Baths Main Level | Top of the Line Finishes | Sparkling Quartz Countertops | Brand New Stainless Steel Appliances(Main) | Gloss Finished Cabinets | Modern Lighting | Electric Fireplace | LVP Flooring Throughout | Soundproof Basement Ceiling | 2 Furnaces | Brand New Basement Furnace | Separate Entry to Legal Basement Suite | Basement Laundry | Meticulously Landscaped | Incredible Backyard | Patio | Fully Fenced | Double Detached Rear Garage. Welcome home! 6039 4 Street NE is located on a quiet cul-de-sac in the heart of Thornccliffe with a quick commute to downtown & Deerfoot! This home has been renovated to include top of the line finishes throughout! Walk up the 7 steps to a private exterior entrance to your beautiful main level boasting 1,040 SqFt, an expansive open concept floor plan, large NEW windows, recessed lighting & modern finishes. To your left is the kitchen outfitted with full height gloss finished cabinets, quartz countertops & stainless steel appliances. The breakfast bar with barstool seating is the perfect space to enjoy small meals. The dining area is welcoming & ready for you to host friends & family. The living room is centred with a statement piece colour changing electric fireplace complimenting both the style & comfort of this space. The front bay windows that are shared between the living & dining rooms add a sense of charm & familiarity to this home. The main level has 3 bedrooms ad 2 full bathrooms. The primary bedroom is paired with a 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 share the main 4pc bath which has a deep tub/shower combo & single vanity with storage below. The**

stacked washer/dyer on the main level is tucked into the hall to not take away from any of your living space. Downstairs, the legal 2 bedroom basement suite has a separate entry that leads to beautifully designed open floor plan kitchen, living & dining space. The basement kitchen also has full height gloss finished cabinets & quartz countertops. A full kitchen is hard to find; outfitted with an electric stove, range hood, refrigerator, microwave & dishwasher! The open floor plan, egress windows & recessed lighting truly emphasize the living space. The basement bedrooms are both a generous size & share the main 3pc bath with a walk-in shower. The basement has it's very own laundry in the utility room making this a completely independent space from upstairs. Renovated with sound proofed ceilings, this lower level has a true sense of tranquility. This home has two furnaces; the basement furnace is BRAND NEW! Outside the home, the side & back yards were planned for summer entertainment as there's both a patio & lawn space. The rear double garage has an alley access that leads directly onto the park behind. Hurry and book your showing today!