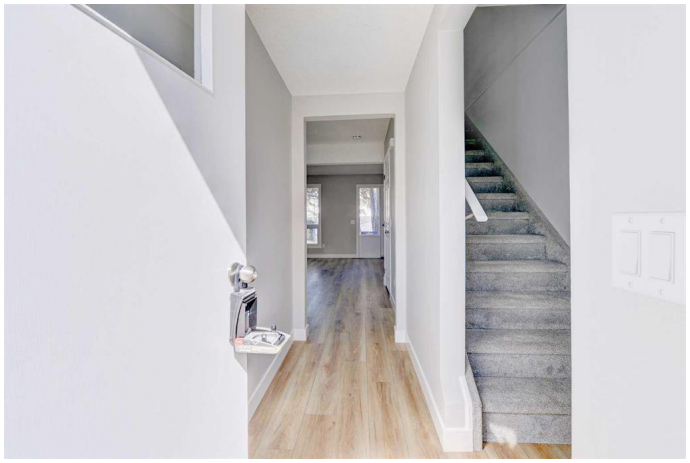
$379,800 - 2, 6440 4 Street Nw, Calgary

MLS® #A2210247

$379,800
2 Bedroom, 1.00 Bathroom, 971 sqft
Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta



Tastefully renovated townhouse in a convenient location with a sunny south-facing backyard and a quiet, private front patio. Inside, youâ€™re welcomed by a bright, open layout with modern vinyl plank flooring. The spacious living room features a sleek Napoleon flush wall-mounted electric fireplace with remote control, heating, fan functions, multiple lighting and flame options. Adjacent to the living area is a functional dining space with a contemporary light fixture, next to a brand-new kitchen complete with quartz countertops, new cabinetry, and a full LG appliance packageâ€”including LG fridge, glass-top stove, built-in microwave hood fan, and dishwasher. Upstairs, you'll find new soft carpet throughout, two generously sized bedroomsâ€”including a primary bedroom with extra spaceâ€”and ample closet storage in both rooms. The fully renovated 4-piece bathroom features a tiled shower and a large, practical vanity.
The lower level is undeveloped and ready for your personal touch, and includes an upgraded high-efficiency furnace, a newer hot water tank, and brand-new Electrolux front-load washer and dryer.
This unit is located on the south side of the complex for easy access in and out, with the assigned parking stall (Number 2) just a short walk from the front door. Conveniently close to all levels of schools and walking distance to Thorncliffe Recreation Centre and Pool, Murray Copot Arena, the public library, city

tennis courts, Deerfoot City Mall, Nose Hill Park, grocery stores, disc golf, and the community bowling centre. A strong central location with quick access to all parts of the city by car or transit.

Built in 1969

Essential Information

MLS® #	A2210247
Price	$379,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	971
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 6440 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

Amenities

Amenities	Parking, Visitor Parking
Utilities	Cable Available
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Realty Professionals

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