

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

MLS® #A2210247

**\$379,800**

2 Bedroom, 1.00 Bathroom, 971 sqft

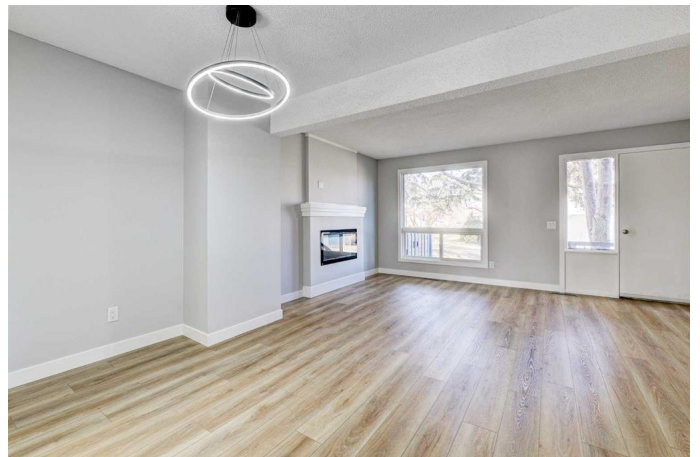
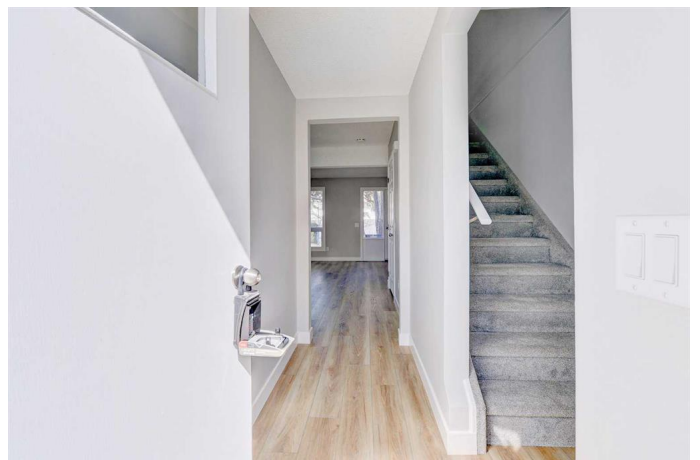
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Tastefully renovated townhouse in a convenient location with a sunny south-facing backyard and a quiet, private front patio. Inside, you™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 package™including LG fridge, glass-top stove, built-in microwave hood fan, and dishwasher. Upstairs, you'll find new soft carpet throughout, two generously sized bedrooms™including a primary bedroom with extra space™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 Thornccliffe 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 |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.