# \$329,990 - 17, 6440 4 Street Nw, Calgary

MLS® #A2233568

#### \$329,990

3 Bedroom, 2.00 Bathroom, 1,003 sqft Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

Welcome to this freshly painted and updated 3 bedroom Townhouse with low condo fees and a quiet location in the complex with schools and parks nearby. (15mins commute to core downtown) Take your time enjoying this well designed townhouse with lots of bright natural light, sunny west facing living room. You will enjoy the oversized master bedroom with a full wall of closet space. With two additional bedrooms and one and a half baths it has lots of room for a growing family. There is also a fully unspoiled basement for storage or extra storage space. The complex has seen many major upgrades including shingle replacement, siding, replacement of fencing, parking lots were rebuilt along with the electrical outlets, and all common walkways and cement patios were poured. This complex is well kept and there is a real sense of community. Schools, shopping and transit are all close at hand. With the low condo fees and affordable price. Make this your new home.



Built in 1969

### **Essential Information**

MLS® # A2233568

Price \$329,990

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,003 Acres 0.00

Year Built 1969

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 17, 6440 4 Street Nw

Subdivision Thorncliffe
City Calgary
County Calgary
Province Alberta
Postal Code T2K 1B8

#### **Amenities**

Amenities Parking, Trash, Visitor Parkin

Parking Spaces 1

Parking Assigned, Stall

#### Interior

Interior Features No Smoking Home

Appliances Dryer, Range Hood, Refrigera

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Front Yard

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood F

Foundation Poured Concrete

## **Additional Information**

Date Listed June 22nd, 2025

Days on Market 12





