

# \$349,500 - 17, 6440 4 Street Nw, Calgary

MLS® #A2199231

**\$349,500**

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

Thornccliffe, Calgary, Alberta

Move in to this affordable 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® #	A2199231
Price	\$349,500
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	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Smoking Home
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
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 Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	32

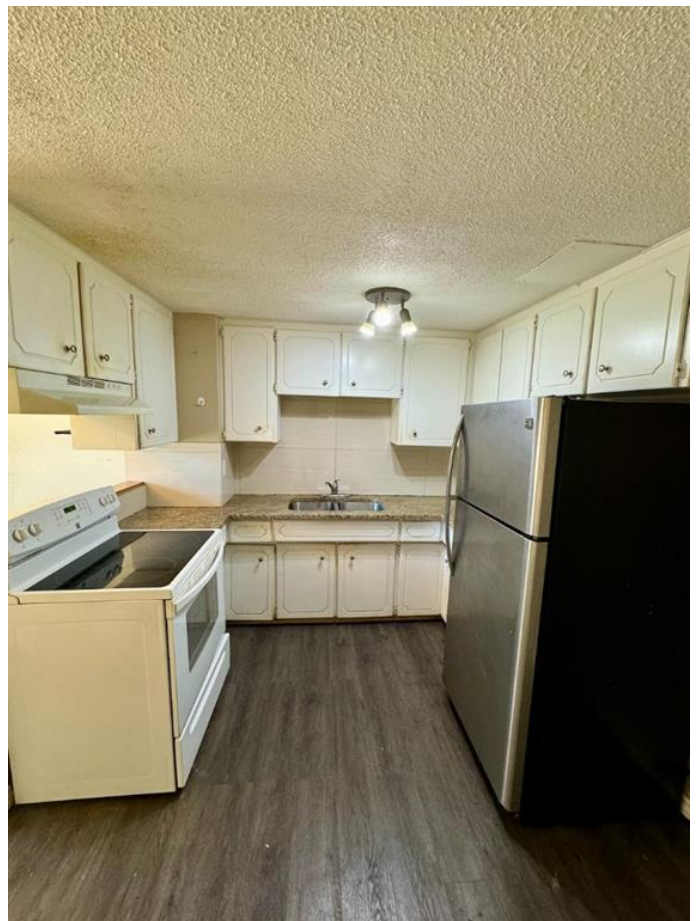
Zoning

M-C1

**Listing Details**

Listing Office

First Place Realty



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.