

**137, 6440 4 Street NW
Calgary, Alberta**

MLS # A2238887



\$334,900

Division:	Thorncliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	958 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Welcome to this charming and move-in ready 2-storey townhouse offering 1135 sq.ft. of comfortable living space! This bright and inviting home features a spacious main floor living room and kitchen, highlighted by big windows that bring in an abundance of natural light. Upstairs, you'll find two generously sized bedrooms and a full 4-pcs bathroom. The partially developed basement offers a large family room and plenty of storage -perfect for growing needs. Recent updates include fresh paint, stylish new vinyl plank flooring throughout the main floor, new kitchen countertops, and a new vanity in the bathroom. Enjoy summer BBQs on your private back patio. Other features include durable vinyl windows replaced just a few years ago and outdoor parking conveniently located just steps from your front door. Situated in a well-maintained complex, this home is within walking distance to all levels of schools, Thornhill Recreation Centre, library, public transportation, and only a 15-min drive to downtown. Ideal for first-time buyers or anyone looking for affordable living in a prime location-don't miss this great opportunity!