

6216 4 Street NE  
Calgary, Alberta

MLS # A2249490



**\$569,900**

<b>Division:</b>	Thorncliffe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Garage Faces Rear, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Separate Entrance		
<b>Inclusions:</b>	N/A		

Beautifully renovated bungalow in the desirable community of Thorncliffe! The main floor has been fully updated with all-new windows, a bright and stylish kitchen featuring brand-new appliances, upgraded cabinets, countertops, and flooring. Every detail has been refreshed to create a warm and welcoming space. The separate entrance to the fully developed basement offers exceptional flexibility&mdash;ideal for extended family or the potential to generate rental income. Outside, the large backyard with a spacious deck and firepit provides the perfect setting for entertaining or quiet evenings at home, complemented by a single detached garage. Conveniently located near schools, parks, shopping, and major routes, this property combines timeless charm with thoughtful upgrades&mdash;an opportunity you won&rsquo;t want to miss.