

# \$359,000 - 98, 6440 4 Street, Calgary

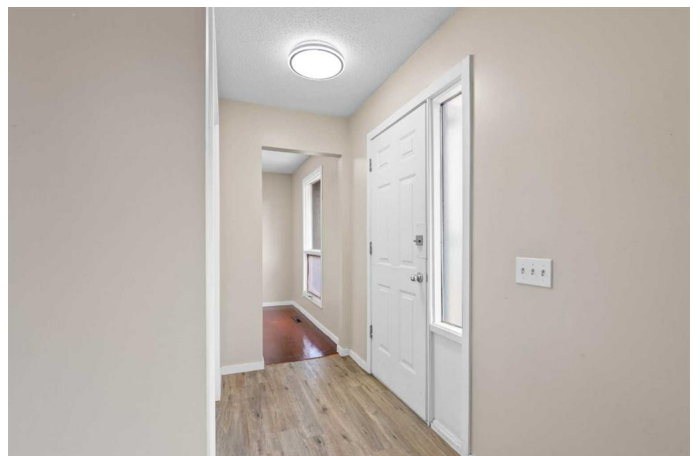
MLS® #A2201203

**\$359,000**

5 Bedroom, 3.00 Bathroom, 1,101 sqft  
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

The one youâ€™ve been waiting for! This stunning townhome offers 5 bedrooms, 2.5 bathrooms, and over 1,400 sq. ft. of developed living space. Step inside to a gleaming refinished hardwood floors throughout the main level. The beautifully renovated kitchen features crisp white cabinetry, newer appliances, it opens to a spacious living room with large windows that flood the space with natural light. A garden door leads to a private backyard with a concrete patio, backing onto a lush greenspace. Upstairs, the large primary bedroom boasts a charming bay window with serene greenspace views. Two well-sized bedrooms and a stylish 4-piece bathroom with a deep soaker tub and vintage tile surround complete the upper level. The fully finished basement includes two additional bedrooms, a 3-piece bathroom, a workshop area, and a utility room with laundry and storage space. This unit is updated inside and out with new doors, plus affordable condo fees. Itâ€™s in one of the most private spots in the complex and includes an assigned parking stall. This beautiful 5-bedroom townhouse in a prime location! Conveniently close to Diefenbaker High School, John A. MacDonald Junior High, and Thornccliffe Elementary. Nearby amenities include public transit, playgrounds, daycare, Superstore, the library, and Thornhill Recreation Centre. Recently updated with fresh paint, refinished hardwood, new laminate flooring, new doors, new closet doors, and a new hood fan. Move-in ready! Features a



newer hot water tank (2020) and furnace (2018). Do not miss the opportunity.

Built in 1969

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2201203      |
| Price          | \$359,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,101         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 98, 6440 4 Street |
| Subdivision | Thornccliffe      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2K1B8            |

### **Amenities**

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking, Community Gardens |
| Parking Spaces | 1                          |
| Parking        | Stall                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Laminate Counters                                      |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden               |
| Lot Description   | Front Yard           |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 33               |
| Zoning         | M-C1             |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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