



## 6440 4 Street Calgary Alberta

\$325,000

Well-Maintained 2-Bedroom Townhouse in Thorncliffe Discover affordable living in the heart of Thorncliffe, nestled between the charming community of Thorncliffe and the bustling area of Hunting Hills. This meticulously maintained 2-bedroom, 1-bathroom townhouse offers comfort, convenience, and a prime location. Key Features:

- oPrime Location: Enjoy the best of both worlds with proximity to shopping centers, international airport, public transit, schools, parks, playgrounds, City Recreation facilities, and a library. Excellent access to Deerfoot Trail and Stoney Trail ring road makes commuting a breeze.
- oWell-Kept Complex: Situated in a well-managed condo complex with a strong sense of community pride. Recent updates include newer vinyl windows, updated siding, and clean, tidy common areas. The peaceful setting includes ample grassed areas for relaxation.
- oModern Interior: Step inside to find a home that has been thoughtfully updated and maintained. The kitchen features modern cabinets and countertops, plus the same treatment for the upper level bathroom and the spacious, south-facing design allows for plenty of natural light. Appliances are in good working order, and the carpet was just replaced in August 2024.
- oComfortable Living: The upper level hosts two large bedrooms with oversized windows offering views of the well-maintained common areas and ensuring privacy from neighboring units.
- oAdditional Space: The lower level includes added storage or the potential for an exercise room. Note that a utility room was constructed in the basement as an office by a previous tenant; it was not permitted, and the seller does not warranty or have knowledge of its construction.
- oFamily-Friendly: Ideal for families with young children, with schools and recreation spaces just a short walk away and there is super convenient access to Calgary Transit. This townhouse represents an exception...

Primary Bedroom 15.83 Ft x 9.83 Ft

Bedroom 12.75 Ft x 8.25 Ft

4pc Bathroom 7.17 Ft x 5.00 Ft

Kitchen 8.42 Ft x 8.17 Ft

Dining room 12.08 Ft x 7.75 Ft

Living room 15.67 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

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