



## 6440 4 Street Calgary Alberta

\$319,000

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! (id:6769)

4pc Bathroom 4.92 Ft x 7.17 Ft

Bedroom 8.25 Ft x 17.42 Ft

Primary Bedroom 15.75 Ft x 11.00 Ft

Family room 10.42 Ft x 15.42 Ft

Furnace 7.33 Ft x 8.00 Ft

Laundry room 6.58 Ft x 7.67 Ft

Other 4.75 Ft x 7.08 Ft

Dining room 12.08 Ft x 8.00 Ft

Kitchen 8.50 Ft x 8.25 Ft

Living room 10.92 Ft x 15.83 Ft

Other 11.08 Ft x 9.83 Ft

Listing Presented By:



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Grand Realty



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