



## 405 64 Avenue Calgary Alberta

\$325,000

An incredible opportunity awaits with this 4 BEDROOM (3+1) townhouse with over 1445 square feet of finished living space, featuring 1.5 baths and a fenced backyard, all at an affordable price! Main level offers the living area which is adorned in hardwood, and a cute kitchen with windows looking over the fenced back yard. Centrally located in the inner city community of Thorncliffe, it's conveniently close to schools, shopping centers, recreational facilities, and additional amenities. Easy access to public transportation with bus stops nearby, and the future LRT/Green Line. For the savvy buyer willing to invest some effort, this property offers a charming home in an ideal location. The potential of this property is truly promising! (id:6769)

Bedroom 14.25 Ft x 7.33 Ft  
Other 9.42 Ft x 8.42 Ft  
Other 3.00 Ft x 5.83 Ft  
2pc Bathroom 4.42 Ft x 4.00 Ft  
Living room 15.33 Ft x 12.67 Ft  
Dining room 8.92 Ft x 8.75 Ft

Kitchen 8.50 Ft x 11.00 Ft  
Other 4.58 Ft x 5.83 Ft  
4pc Bathroom 6.00 Ft x 7.42 Ft  
Bedroom 11.00 Ft x 9.25 Ft  
Primary Bedroom 9.92 Ft x 13.75 Ft  
Bedroom 11.00 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://stevenclements.exprealty.com/index.php>

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