



## 6408 4A Street Calgary Alberta

\$369,900

Welcome to this beautifully upgraded townhouse, offering 1,337 sq ft of living space, featuring 2 bedrooms and 2 bathrooms, plus a fully developed basement that can easily serve as a 3rd bedroom. Located in the desirable community of Thorncliffe, this home is perfect for first-time buyers or savvy investors. The welcoming grand front patio area is ideal for relaxing or entertaining, while the sun-drenched living room, complete with a cozy fireplace and a charming breakfast nook, adds warmth and comfort. The sleek white kitchen is outfitted with stainless steel appliances, including a BOSCH fridge, and vinyl plank flooring that extends throughout the main level. Upstairs, you'll find two generously sized bedrooms, including a spacious primary bedroom with a walk-in closet. The full bathroom has been recently updated with contemporary finishes. The fully finished basement provides additional living space, perfect as an entertainment room, gym, or extra bedroom, complemented by a 4-piece bathroom. Recent upgrades include a new roof (October 2022) and a hot water tank (2023). This home comes with a dedicated parking stall and the potential to secure a second one. Conveniently located within walking distance to Superstore, all levels of schools, Murray Copot Arena, public library, city tennis courts, and a community bowling center, with a short drive to Deerfoot City Mall, Nose Hill Park, local strip malls, downtown, and the airport. An unbeatable location offering both elegance and convenience—this home truly has it all! (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 9.67 Ft x 11.42 Ft

Primary Bedroom 10.17 Ft x 15.00 Ft

4pc Bathroom 4.83 Ft x 9.58 Ft

Laundry room 6.17 Ft x 9.67 Ft

Recreational, Games room 19.58 Ft x 11.83 Ft

Furnace 3.83 Ft x 9.75 Ft

Other 13.50 Ft x 9.33 Ft

Living room 13.67 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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