



6440 4 Street Calgary Alberta

\$349,900

Coveted CORNER unit! 2-storey townhome with an ABUNDANCE of NATURAL LIGHT! Featuring THREE BEDROOMS, 1.5 bathrooms and a GENEROUS LAYOUT. Flooded with natural light, the main floor consists of an open kitchen, dining area (that opens up to a sun-drenched front patio), along with a large living room to entertain! A sizeable Primary Bedroom and two additional bedrooms offer WEST FACING WINDOWS and are situated on the second floor with the two bathrooms. (one partially renovated) The basement is HUGE, has TALL CEILINGS, and offers NUMEROUS OPTIONS for finishing: Perhaps a recreation room, fourth bedroom, and an additional bathroom. This town-home is steps to all levels of schooling. Walking distance to The Thorncliffe Recreation Centre and Pool, Murray Copot Arena, The Public Library, City Tennis Courts, Deerfoot City Mall, Nose Hill Park, Grocery Stores, disc golf, community bowling centre...the list is never ending! Strong location offering quick access to all areas of the City by car or transit. Why rent or scrunch into a tiny condo? Well managed and with very reasonable condo fees; there is good reason why these townhomes come up occasionally and get snapped up quickly! Other: 95% High Efficiency Furnace, hot water tank replaced 1 year ago, along with a new washer! (psst...Did I mention this one is a Corner??!) (id:6769)

Primary Bedroom 14.33 Ft x 10.17 Ft

Bedroom 9.75 Ft x 8.58 Ft

Bedroom 9.17 Ft x 8.75 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

2pc Bathroom 5.83 Ft x 3.00 Ft

Recreational, Games room 17.00 Ft x 15.67 Ft

Furnace 16.42 Ft x 10.25 Ft

Kitchen 9.33 Ft x 9.00 Ft

Dining room 9.00 Ft x 7.42 Ft

Living room 16.75 Ft x 12.58 Ft

Foyer 6.33 Ft x 4.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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