



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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83, 6440 4 Street NW
Calgary, Alberta

MLS # A2232084



\$339,000

Division:	Thornccliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,127 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Welcome to this bright and thoughtfully updated end-unit townhouse in the heart of Thornccliffe. With 3 spacious bedrooms, 1.5 baths, and recent renovations in 2022, this home is perfect for first-time buyers, young families, or anyone looking for comfortable, low-maintenance living. The main level offers a thoughtful layout with a bright kitchen, dedicated dining space, convenient half bath, and a spacious living room ideal for everyday living or entertaining. Upstairs, you'll find a large primary bedroom with great closet space, two additional bedrooms, and a full bathroom. The unfinished basement is ready for your personal touch whether it's a home gym, rec room, or extra storage, create a space that suits your lifestyle. Ideally located within walking distance to Superstore, schools, parks, and recreation, and only minutes from Nose Hill Park, Deerfoot City, downtown, and the airport this is a fantastic opportunity to own in a family-friendly community.