

# \$339,000 - 83, 6440 4 Street Nw, Calgary

MLS® #A2232084

**\$339,000**

3 Bedroom, 2.00 Bathroom, 1,127 sqft  
Residential on 0.00 Acres

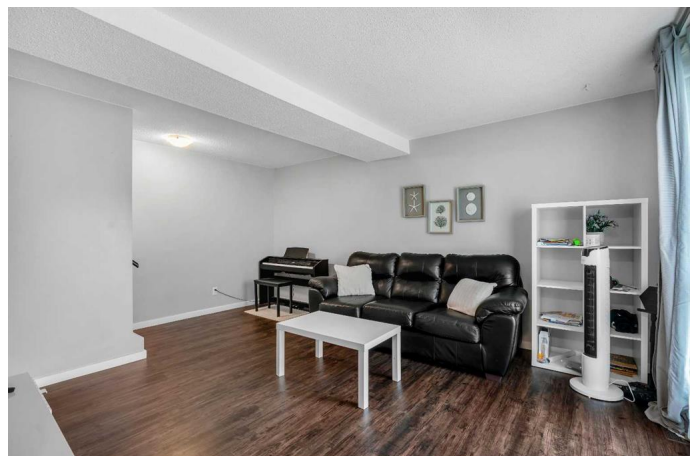
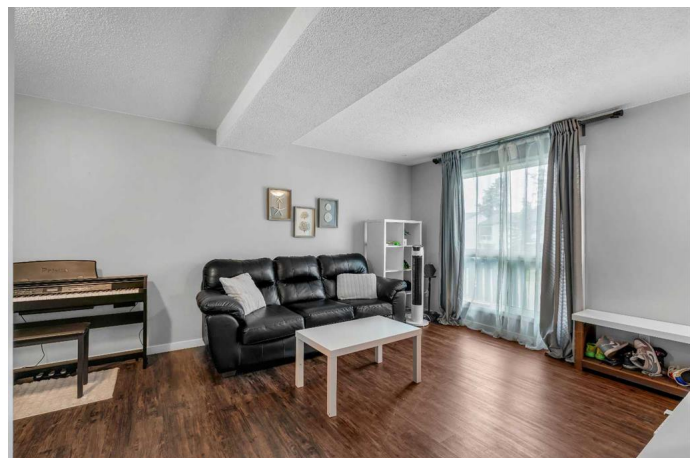
Thornccliffe, Calgary, Alberta

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.

Built in 1969

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2232084  |
| Price      | \$339,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,127         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 83, 6440 4 Street Nw |
| Subdivision | Thornccliffe         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K1B8               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Stall                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters   |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other, Rain Gutters                |
| Lot Description   | Rectangular Lot                    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 24th, 2025 |
|-------------|-----------------|

Days on Market 40  
Zoning M-C1

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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