

**137, 6440 4 Street NW**  
**Calgary, Alberta**

**MLS # A2238887**



**\$319,000**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Thorncliffe                                |               |                   |
| <b>Type:</b>     | Residential/Five Plus                      |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 958 sq.ft.                                 | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                                      |               |                   |
| <b>Lot Size:</b> | -                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Low Maintenance Landscape |               |                   |

|                    |                                             |                   |        |
|--------------------|---------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | \$ 362 |
| <b>Basement:</b>   | Full, Partially Finished                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Vinyl Windows                               |                   |        |

**Inclusions:** N/A

Welcome to this charming and move-in ready 2-storey townhouse offering 1135 sq.ft. of comfortable living space! This bright and inviting home features a spacious main floor living room and kitchen, highlighted by big windows that bring in an abundance of natural light. Upstairs, you'll find two generously sized bedrooms and a full 4-pcs bathroom. The partially developed basement offers a large family room and plenty of storage -perfect for growing needs. Recent updates include fresh paint, stylish new vinyl plank flooring throughout the main floor, new kitchen countertops, and a new vanity in the bathroom. Enjoy summer BBQs on your private back patio. Other features include durable vinyl windows replaced just a few years ago and outdoor parking conveniently located just steps from your front door. Situated in a well-maintained complex, this home is within walking distance to all levels of schools, Thornhill Recreation Centre, library, public transportation, and only a 15-min drive to downtown. Ideal for first-time buyers or anyone looking for affordable living in a prime location-don't miss this great opportunity!