

# \$319,900 - 12, 6440 4 Street Nw, Calgary

MLS® #A2225174

**\$319,900**

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Open House on Saturday, June 14, 2025:  
3pm-5pm. Exceptional Value in Thornccliffe â€“  
Updated 2-Bed Townhome with A/C!

Well-maintained 2-storey townhome in the desirable community of Thornccliffe. This bright, updated unit offers 2 bedrooms, 1 full bath, and a full unfinished basementâ€”perfect for future development or extra storage. Unique to the complex, this home includes central A/C for year-round comfort. The main floor features a functional open-concept layout with large windows, refinished hardwood floors, and a spacious living/dining area. The bright kitchen offers ample cabinet and counter space. Upstairs you'll find two generous bedrooms and a 4-piece bath.

Recent updates include: vinyl windows, exterior doors, high-efficiency furnace, light fixtures, hot water tank, and more. Located on the quiet south end of the complex with sunny exposure. Low condo fees in a well-managed, pet-friendly complex.

Move-in ready and close to transit, schools, shopping, and Nose Hill Park. Book your showing today!

Built in 1969

## Essential Information

MLS® # A2225174

Price \$319,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	12, 6440 4 Street Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	13
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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