

# \$349,900 - 83, 6440 4 Street Nw, Calgary

MLS® #A2208961

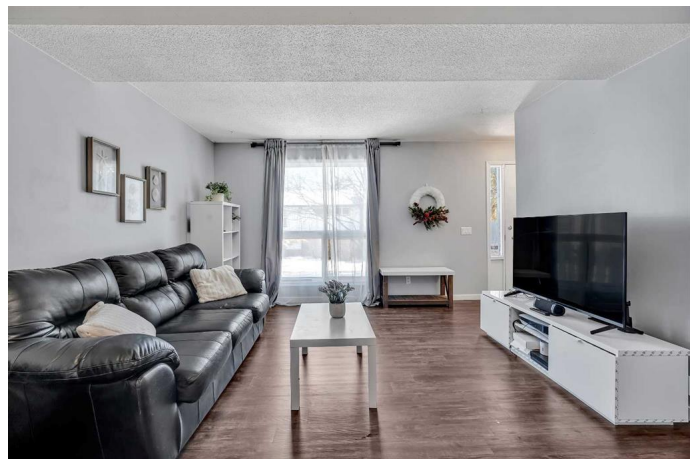
**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,131 sqft  
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

CORNER UNIT | EASY ACCESS FROM PARKING | RECENTLY RENOVATED IN 2022 | 3 BEDS, 1.5 BATH| Discover the charm of this inviting townhouse located at #83, 6640 4 Street NW in the desirable Thornccliffe community of Calgary. This well-appointed 2-storey home features 3 spacious bedrooms and 1.5 bathrooms, offering ample space for comfortable living. The main floor boasts a practical kitchen, a cozy dining area, a convenient half bath, and a generous living room, perfect for relaxation and entertaining. The upper level hosts a good-sized primary bedroom with a large window and ample closet space, along with two additional bedrooms and a full bathroom. The unfinished basement provides customization potential to suit your needs. Recent updates include new windows (2020) and a new front door (2020), new roof shingles (2020), exterior paint (2018). This end-unit townhouse also features a private front yard, ideal for outdoor enjoyment. A dedicated parking stall is conveniently located just steps away. The location is ideal with walking distance to Superstore, various schools, Murray Copot Arena, the public library, city tennis courts, and a community bowling center. Additionally, it's a short drive to Deerfoot City Mall, Nose Hill Park, downtown Calgary, and the airport, ensuring all your needs are within easy reach.

Don't miss the opportunity to own this delightful townhouse in a vibrant community. Schedule your viewing today!



Built in 1969

## Essential Information

MLS® #	A2208961
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,131
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	T2K 1B8

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	46
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.