

# \$319,900 - 116, 6440 4 Street Nw, Calgary

MLS® #A2192758

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,088 sqft  
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

End unit 2 storey townhouse with 3 bedrooms and 1 and 1/2 baths in nice location in Thornccliffe Village. U shaped kitchen with lots of cupboards and adjoining dining area. Stove replaced 2 years ago. Hardwood floors in living room and laundry is in the basement. Undeveloped basement ready for you to develop. Lots of amenities close to the complex and walking distance to Superstore, schools, public library and more.

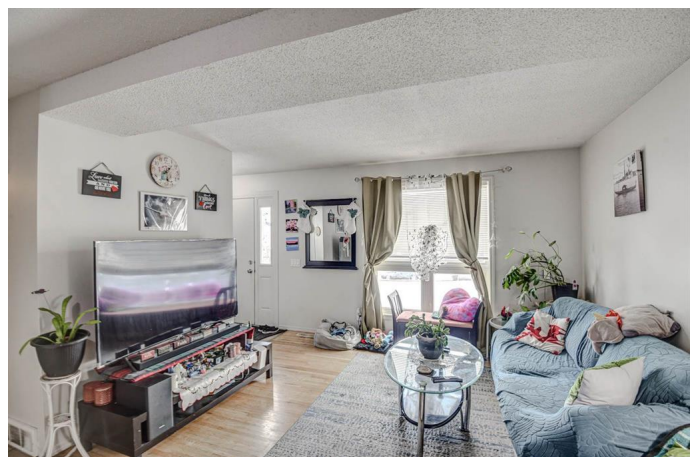
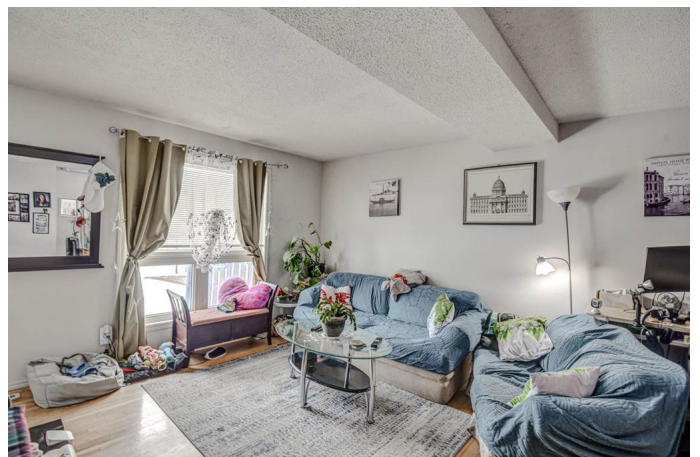
Built in 1969

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2192758      |
| Price          | \$319,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,088         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

Address 116, 6440 4 Street Nw



|             |              |
|-------------|--------------|
| Subdivision | Thornccliffe |
| City        | Calgary      |
| County      | Calgary      |
| Province    | Alberta      |
| Postal Code | T4A0B5       |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Playground           |
| Lot Description   | Front Yard           |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 60                 |
| Zoning         | M-C1               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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