

# \$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

Stylish & Updated Townhome with A/C in Thornccliffe – Incredible Value!

Discover comfort, convenience, and exceptional value in this beautifully maintained 2-bedroom townhome, ideally located in the sought-after community of Thornccliffe. This bright, move-in-ready home stands out with central A/C—a rare feature in the complex—offering year-round comfort.

Step inside to a welcoming open-concept main floor with large windows, refinished hardwood flooring, and a spacious living and dining area filled with natural light. The kitchen boasts ample counter and cabinet space, perfect for daily living and entertaining.

Upstairs, you'll find two generously sized bedrooms and a full 4-piece bath. The full unfinished basement provides endless possibilities—create a home gym, rec room, or simply enjoy the extra storage.

Recent upgrades include: vinyl windows, high-efficiency furnace, hot water tank, lighting, and updated exterior doors—ensuring peace of mind for years to come.

Tucked away on the quiet, sunny south side of the complex, this unit offers a sense of privacy while being just minutes from transit, schools, shopping, and the expansive trails of Nose Hill Park.



Located in a well-managed, pet-friendly complex with low condo fees—this home is the perfect opportunity for first-time buyers, downsizers, or investors.

Don't miss out—schedule your showing today and see for yourself.

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 | Thorncliffe          |
| 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 | 87             |
| Zoning         | M-C1           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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