

# \$319,000 - 137, 6440 4 Street Nw, Calgary

MLS® #A2238887

**\$319,000**

2 Bedroom, 1.00 Bathroom, 958 sqft

Residential on 0.00 Acres

Thorncliffe, Calgary, Alberta

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!



Built in 1969

## Essential Information

MLS® #                   A2238887

Price                     \$319,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	958
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	137, 6440 4 Street Nw
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Playground
Lot Description	Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed                July 14th, 2025  
Days on Market        55  
Zoning                    M-C1

**Listing Details**

Listing Office            Grand Realty



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