

# \$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 –  
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 basement – 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 | 18             |
| Zoning         | M-C1           |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.