



THE
A-TEAM

**RE/MAX
FIRST**

6231 4 Street, Calgary T2K 1K4

MLS®#: **A2146889**

Area: **Thornccliffe**

Listing Date: **07/04/24**

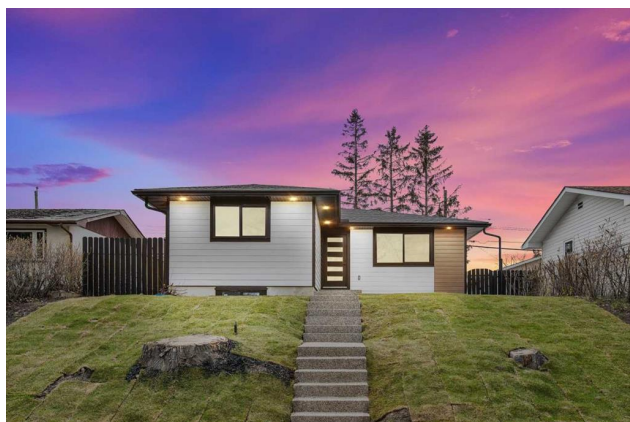
List Price: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

74
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Other,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 10`7"	Bedroom	Main	10`11" x 9`11"
Bedroom	Basement	12`10" x 11`11"	Bedroom	Basement	11`7" x 11`3"
4pc Ensuite bath	Main		4pc Bathroom	Main	
4pc Bathroom	Basement				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7335JK

Zoning:
R-C1

Remarks

Pub Rmks: ****PRICE REDUCED FOR A QUICK SALE! NEW BSMT STOVE PLUG INSTALLED. **WATCH VIDEO**Welcome to this FULLY RENOVATED HOME in the wonderful community of Thorncliffe! This bungalow has BRAND NEW EXTERIOR and INTERIOR RENOVATIONS, an ILLEGAL 2 BED BASEMENT RENTAL SUITE, & a DOUBLE DETACHED GARAGE! NEW ROOF, NEW HARDY-BOARD SIDING, exposed aggregate steps/walkway & front patio, fresh sod, & more! As you enter, you'll be greeted by an OPEN CONCEPT setting. Living room has a nice built-in wall unit surrounding an electric fireplace w/ floor to ceiling tile. Beautiful hardwood floors throughout most of the main level. Kitchen has trendy white cabinets, quartz countertops, & all-new appliances. The master retreat offers a large bedroom w/ built-in closet organizer shelving & a luxurious ensuite bathroom: standing glass shower, stand-alone soaker tub, & tasteful quartz counters and tile flooring. Second bedroom is of ample size and also has built-in closet organizing shelves. Another quality full bath w/ upstairs laundry completes the main level. ILLEGAL BASEMENT SUITE: SEPARATE ENTRANCE, plush carpets throughout, large living room, kitchen, two good sized bedrooms, & full bath; SEPARATE LAUNDRY HOOK-UPS provided. NEW FURNACE & HOT WATER TANK, & NEW UPGRADED ELECTRIC PANEL(200 Amp Service). This home has passed all inspections by the city: electrical, plumbing, & building. Back yard offers a deck, patio, and yard area, and of course a DOUBLE DETACHED GARAGE! LOCATION: steps from bus stop, shopping, and close to schools and main roads such as Deerfoot Trail and Centre Street. Don't let this beautiful oasis slip away, make it yours today!**

Inclusions: **None**
Property Listed By: **Royal LePage METRO**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123