



THE
A-TEAM

**RE/MAX
FIRST**

6424 4 Street #2, Calgary T2K5M8

MLS® #: **A2158869** Area: **Thorndcliffe** Listing Date: **08/22/24** List Price: **\$369,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,179**
 Low Sqft:
 Ttl Sqft: **1,179**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Flat**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Entrance**

Construction: **Mixed**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 14`6"
Dining Room	Main	7`6" x 9`4"
Bedroom	Second	12`5" x 12`2"
2pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`4" x 8`3"
Bedroom - Primary	Second	12`10" x 10`4"
Bedroom	Second	10`3" x 9`2"
3pc Bathroom	Second	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7710587**

Zoning: **RM-4**

Remarks

Pub Rmks:

NO CONDO FEE!! Open house 2-4pm on Sep 7& 8, 2024. Great starter home with excellent value. Facing east, this townhouse features a living room, kitchen and dining room on the main floor, 3 bedrooms on the second floor, the basement is ready for your personal touch, ideal for storage or creating a recreational area. Located close to schools, park, shopping, library, gym and public transit. Recently upgraded : the exterior showcases newer vinyl siding and a roof, ensuring a fresh and modern look. Call your realtor for showing.

Inclusions:

NA

Property Listed By:

Skyrock

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