



THE
A-TEAM

**RE/MAX
FIRST**

6408 4A Street #5, Calgary T2K5M9

MLS®#: **A2172757**

Area: **Thornccliffe**

Listing Date: **10/12/24**

List Price: **\$369,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **907**
Low Sqft:
Ttl Sqft: **907**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Private**
Park Feat: **Stall**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`6" x 9`4"
4pc Bathroom	Second	7`11" x 4`11"
Bedroom - Primary	Second	10`2" x 15`0"
Laundry	Basement	6`2" x 9`8"
Furnace/Utility Room	Basement	3`10" x 9`9"

Room	Level	Dimensions
Living Room	Main	13`8" x 10`5"
Bedroom	Second	9`8" x 11`5"
4pc Bathroom	Basement	4`10" x 9`7"
Game Room	Basement	19`7" x 11`10"

Legal/Tax/Financial

Condo Fee:
\$100

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7710584**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded townhouse in Thorncliffe, perfect for investors looking for cash flow! With 1,337 sq ft of living space, this home features 2 bedrooms, 2 bathrooms, and a fully developed basement that can easily serve as a 3rd bedroom. Currently rented, it offers a turnkey investment opportunity. The inviting front patio is ideal for relaxing or entertaining. Inside, the sunlit living room, cozy fireplace, and breakfast nook create a warm, welcoming atmosphere. The sleek white kitchen boasts stainless steel appliances, including a BOSCH fridge, and vinyl plank flooring that extends throughout the main level. Upstairs, you'll find two generously sized bedrooms, with the primary featuring a walk-in closet, and a recently updated full bathroom with contemporary finishes. The fully finished basement provides additional living space, perfect as a 3rd bedroom, entertainment area, or gym, complemented by a 4-piece bathroom. Recent upgrades include a new roof (October 2022) and a hot water tank (2023). This property includes a dedicated parking stall with the potential for a second. Located within walking distance to Superstore, schools, and community amenities like the public library, tennis courts, and bowling center, it's also just a short drive to Deerfoot City Mall, Nose Hill Park, and the airport. With its prime location and modern upgrades, this is a fantastic opportunity for investors to secure a property with great rental potential!**

Inclusions: **na**
Property Listed By: **Real Broker**

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







