



THE
A-TEAM

**RE/MAX
FIRST**

6440 4 Street #114, Calgary T2K 1B8

MLS®#: **A2175084**

Area: **Thornccliffe**

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

List Price: **\$414,899**

Status: **Active**

County: **Calgary**

Change: **-\$1, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **1,049**

Low Sqft:

Ttl Sqft: **1,049**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

27

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Front Yard**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Appliances,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`9" x 12`6"
2pc Bathroom	Main	2`11" x 5`9"
Bedroom - Primary	Second	10`2" x 14`5"
Bedroom	Second	8`6" x 9`8"
Laundry	Basement	6`8" x 4`3"
Furnace/Utility Room	Basement	9`7" x 5`10"

Room	Level	Dimensions
Living/Dining Room Combination	Main	16`9" x 12`6"
4pc Bathroom	Second	7`6" x 4`11"
Bedroom	Second	9`0" x 8`10"
Great Room	Basement	12`4" x 17`8"
Storage	Basement	6`8" x 5`2"

Legal/Tax/Financial

Condo Fee:
\$409

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911674**

Remarks

Pub Rmks: **FULLY RENOVATED END UNIT WITH SEPARATE ENTRANCE TO BASEMENT. A fantastic 3-bedroom, 1.5-bathroom townhouse with lots of potential in a very convenient location! This bright and clean 2-storey unit in a well-managed complex offers comfortable living with a generous layout. The whole house is adorned with beautiful VINYL plank flooring, adding a touch of elegance and ease of maintenance. The main floor features a living room and kitchen with large windows that let in an abundance of natural light, along with a half bathroom. The upper floor boasts a large primary bedroom with 2 other bedrooms and the main 4-piece bathroom. The full-size developed basement provides additional living space and flexibility for various uses. With its own separate entrance, it offers privacy and convenience, making it ideal for a recreation room, home office, or even a guest suite (roughed in full bath). UPGRADES INCLUDE : BRAND NEW KITCHEN WITH QUARZ COUNTERTOP, BRAND NEW APPLIANCES WITH 1 YR WARRANTY, NEW VINYL PLANK FLOORING THROUGHOUT, BATHROOMS, ELECTRICAL FIXURES, SOCKETS AND SWITCHES, FRESHLY PAINTED, ETC.. I The unit comes with an outdoor parking stall just steps away from the front door. This townhome is steps away from all level of schools and within walking distance to Thornhill Aquatic & Recreation Centre, the public library, and the Superstore. It's also within walking distance to Centre Street. This strong location offers quick access to all areas of the city by car or public transit, and easy access to downtown within a 15-minute drive. Schedule your viewing today and make this charming house your new home!**

Inclusions:
Property Listed By: **NA**
First Place Realty

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









