



THE
A-TEAM

**RE/MAX
FIRST**

6408 4 Street #1, Calgary T2K5M8

MLS® #: **A2180782** Area: **Thorndcliffe** Listing Date: **11/24/24** List Price: **\$349,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Lane**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,153**
 Low Sqft:
 Ttl Sqft: **1,153**

DOM

69
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Standard, Forced Air**
 Sewer:
 Ext Feat: **Uncovered Courtyard**

Construction: **Wood Frame, Wood Siding**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	20`3" x 23`9"
Dining Room	Main	29`3" x 24`10"
Pantry	Main	9`7" x 6`7"
Bedroom	Second	33`11" x 41`0"
4pc Bathroom	Second	24`10" x 16`5"
Furnace/Utility Room	Basement	75`6" x 36`11"

Room	Level	Dimensions
Living Room	Main	65`1" x 47`7"
Kitchen	Main	25`2" x 27`4"
Bedroom - Primary	Second	42`8" x 34`2"
Bedroom	Second	33`8" x 30`1"
Game Room	Basement	60`8" x 36`1"
2pc Bathroom	Main	14`3" x 16`5"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7710589**

Remarks

Pub Rmks: **Welcome to this well maintained Townhouse unit in the community of Thorncliffe. It has 3 Bedrooms and 1 and half Bath. Main Floor offers a good size and cozy living room, spacious kitchen, a bright dining area and a half bath. The Upper Level has three bedrooms and 4 pcs Bathroom. Partially finished Basement has Laundry area, recreational room and mechanical room. Close to Schools, Shopping Centre, Playgrounds, Recreational center, and Bus Stop. Book your showing today!**

Inclusions: **none**
Property Listed By: **TREC The Real Estate Company**

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











