



THE
A-TEAM

**RE/MAX
FIRST**

6440 4 Street #13, Calgary T2K 1B8

MLS® #: **A2185839**

Area: **Thornccliffe**

Listing Date: **01/06/25**

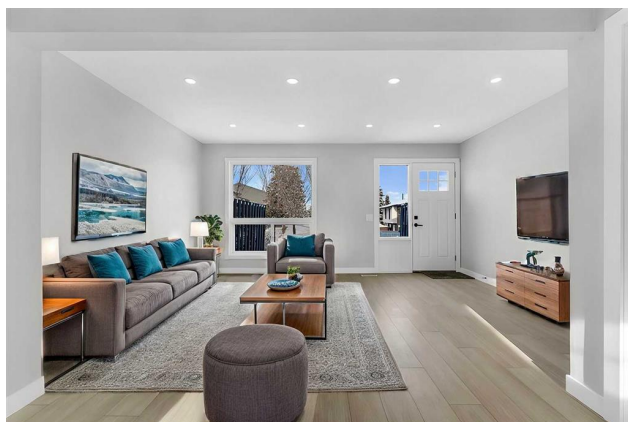
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **997**
Low Sqft:
Ttl Sqft: **997**

DOM

47
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: **Other**
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	15`11" x 11`0"
Kitchen	Main	8`4" x 8`5"
Bedroom - Primary	Upper	15`11" x 12`5"
Game Room	Basement	14`6" x 10`1"

Room	Level	Dimensions
Dining Room	Main	12`2" x 8`0"
Bedroom	Upper	8`3" x 12`10"
4pc Bathroom	Upper	7`2" x 4`11"
4pc Bathroom	Basement	7`5" x 9`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$356

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: **8911674**

Remarks

Pub Rmks: **LOW CONDO FEES - FULLY RENOVATED UNIT IN THORNCLIFFE - 2 BEDS & 2 FULL BATHS - JUST UNDER 1000 SQ FT - UPGRADES INCLUDE: NEW PAINT, NEW KITCHEN WITH UPDATED APPLIANCES, NEW VINYL PLANK FLOORING, NEW WASHROOMS & MORE - Simple and functional Open Floorplan Concept - Family room, dining and kitchen on the main level - 2 well sized bedrooms and FULL bath on the upper level - Rec Room (THAT CAN BE USED AS A BEDROOM FOR FAMILY MEMBERS) & FULL bath in the basement - This home is located right by 4th Street NW with easy access to 64th Ave NW & McKnight Blvd NW - Easy access to amenities and transit as well - PERFECT FOR FIRST TIME HOME BUYERS / INVESTORS**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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

