

# \$319,900 - 12, 6440 4 Street Nw, Calgary

MLS® #A2225174

**\$319,900**

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Stylish & Updated Townhome with A/C in Thornccliffe – Incredible Value! Discover comfort, convenience, and exceptional value in this beautifully maintained 2-bedroom townhome, ideally located in the sought-after community of Thornccliffe. This bright, move-in-ready home stands out with central A/C—a rare feature in the complex—offering year-round comfort.

Step inside to a welcoming open-concept main floor with large windows, refinished hardwood flooring, and a spacious living and dining area filled with natural light. The kitchen boasts ample counter and cabinet space, perfect for daily living and entertaining.

Upstairs, you'll find two generously sized bedrooms and a full 4-piece bath. The full unfinished basement provides endless possibilities—create a home gym, rec room, or simply enjoy the extra storage.

Recent upgrades include: vinyl windows, high-efficiency furnace, hot water tank, lighting, and updated exterior doors—ensuring peace of mind for years to come.

Tucked away on the quiet, sunny south side of the complex, this unit offers a sense of privacy while being just minutes from transit, schools, shopping, and the expansive trails of Nose Hill Park.



Located in a well-managed, pet-friendly complex with low condo fees—this home is the perfect opportunity for first-time buyers, downsizers, or investors.

Don't miss out—schedule your showing today and see for yourself.

Built in 1969

**Essential Information**

MLS® #	A2225174
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	12, 6440 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

**Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	58
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.