



GRASSROOTS
REALTY GROUP

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139, 6440 4 Street NW
Calgary, Alberta

MLS # A2313221



\$264,900

Division:	Thornccliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	897 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: N/A

OPEN HOUSE SATURDAY JULY 25Th. ;12:30 to 3:00 PM. *** OPEN HOUSE SUNDAY JUNE 28 Th. ;12:30 to 3:00 P.M. : NEW WHITE KITCHEN CABINETS **NEW QUARTZ COUNTERTOP*** NEW STAINLESS STEEL APPLIANCES*** (Absolutely Beautiful). NEW Luxury Vinyl Plank Flooring*** Fresh Paint***NEW LIGHT FIXTURES*** Extensive Renovations***Access door from livingroom to patio in fenced back yard.BIG MASTER BEDROOM, second bedroom also generous size. FULL Basement has NEW WASHER & DRYER installed. Walk to The REAL CANADIAN SUPERSTORE. Close to NOSE HILL PARK. Close to Beddington Shopping Centre's .