



GRASSROOTS
REALTY GROUP

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1, 6440 4 Street NW
Calgary, Alberta

MLS # A2317937



\$329,000

Division:	Thorncliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	976 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Level, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 379
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Attached Kitchen and Dining Room Blinds,

Affordable, updated, and move-in ready! This charming townhouse offers one of the largest outdoor spaces in the complex, a beautifully renovated kitchen, and an unbeatable location close to schools, transit, shopping, and everyday amenities. This desirable end-unit location offers an abundance of natural light, making the home feel bright, open, and inviting. The RENOVATED white kitchen features quartz countertops, NEWER STAINLESS STEEL APPLIANCES, updated cabinetry, and modern finishes. The adjoining dining and living area is warm and welcoming providing plenty of space for relaxing. This beautiful townhome is enhanced by laminate and tile flooring, updated pot lights throughout, fresh paint, and ALL UPDATED WINDOWS, including a larger living room window allowing for extra light. Upstairs, you'll find a spacious primary bedroom with a charming window nook, a bright second bedroom ideal for guests or a home office, and an updated 4-piece bathroom with a NEWER SHOWER SURROUND. The unfinished basement provides excellent storage, includes a Maytag stacked washer and dryer (2019), and offers future development potential. Outside, enjoy front, side, and backyard spaces, including the largest concrete patio in the complex—a perfect setting for gardening, entertaining, or relaxing outdoors. Additional updates completed between 2019 and 2026 include newer exterior doors, freshly painted trim, new wainscoting in the stairwell, added front hallway closet and updated lighting. Conveniently located within walking distance to schools, parks, shopping, and public transit, with direct access to downtown Calgary, the University of Calgary, SAIT and Mount Royal University. Whether you're a first-time buyer, downsizer, or investor, this well-maintained home offers exceptional value and lifestyle.

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