



GRASSROOTS
REALTY GROUP

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2, 6416 4a Street NE
Calgary, Alberta

MLS # A2324363



\$289,900

Division:	Thornccliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 0
Basement:	Other	LLD:	-
Exterior:	Concrete, Other, See Remarks, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Fantastic opportunity to own a well-located 4-plex unit in the established community of Thornccliffe — with NO CONDO FEES. This 3-bedroom, 1.5-bath home offers the perfect blend of affordability, functionality, and convenience, making it an excellent option for first-time buyers, families, or investors alike. The main floor welcomes you with a spacious foyer and a bright, open-concept layout that seamlessly connects the galley-style kitchen, dining area, and living room — creating a comfortable space for both everyday living and entertaining. Large windows surround the centrally located fireplace and fill the home with natural light while still maintaining privacy. Upstairs, you'll find three generously sized bedrooms, each offering ample closet space, along with a full bathroom to complete the upper level. The unfinished basement adds an additional 529 sq. ft. of potential, ready for your future development ideas, whether you envision a recreation room, home gym, office, or additional storage for a growing family. Outside, enjoy a spacious rear deck with room for a full patio set, plus easy access to the shared pathway and your assigned rear parking stall via a wide paved lane. Conveniently situated close to Deerfoot City shopping, transit, parks, recreation, and schools, this location truly has it all. You're within walking distance to multiple bus routes (#3, #4, #5, and #32), and just minutes from Thornccliffe Greenview Community Centre, Thornccliffe Off Leash Dog Park, and a full range of nearby schools including Thornccliffe School, St. Helena School, Sir John A. Macdonald School, and John G. Diefenbaker High School. A great opportunity in a central location with exceptional value and future potential.