



GRASSROOTS
REALTY GROUP

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1, 6408 4 Street NE
Calgary, Alberta

MLS # A2326018



\$314,900

Division:	Thorncliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	NA
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This beautiful townhome is move-in ready and offers an excellent opportunity for first-time buyers, downsizers, or investors! Ideally located in the desirable community of Thornhill, you'll enjoy being just minutes from schools, shopping, and the Aquatic Centre. Step inside to a bright, inviting main floor featuring a functional kitchen with a cozy breakfast nook, a spacious living room, and newer flooring throughout the home. Upstairs, you'll find three comfortable bedrooms and a full bathroom, providing plenty of space for family or guests. The partially developed basement features painted floors and offers endless possibilities—create a recreation room, home office, gym, or additional living space to suit your needs. Outside, you'll appreciate the private, sunny, fenced yard, along with the convenience of parking located right outside your front door. Don't miss your chance to own this fantastic home in a convenient location. Book your showing today!