



GRASSROOTS
REALTY GROUP

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6303 4 Street NW
Calgary, Alberta

MLS # A2329428



\$524,900

Division:	Thorncliffe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,170 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Shed

Fantastic opportunity in the established community of Thorncliffe! This 5-bedroom home offers approximately 2,000 sq. ft. of developed living space, including a LEGAL 2-BEDROOM BASEMENT SUITE—perfect for generating rental income and helping offset your mortgage. The spacious upper level features 3 bedrooms, 1.5 bathrooms, vaulted ceilings, hardwood flooring, and an updated kitchen with stainless steel appliances. The bright living area opens to an enclosed and heated deck, creating additional year-round living space. Fresh paint and numerous updates make the home move-in ready. The LEGAL basement suite features 2 bedrooms with NEW WINDOWS, NEW FLOORING, and a renovated full bathroom and separate laundry offering excellent income potential or space for extended family. Major recent upgrades include NEW ROOFS on both the HOUSE and GARAGE, High efficiency furnace, NEW FLOORING, FRESH PAINT, and updated bathrooms. A single detached garage and additional concrete parking pad provide ample off-street parking. Ideally located within walking distance to schools, transit, shopping, recreation, and Nose Hill Park, with convenient access to SAIT and the University of Calgary. LIVE UP AND RENT DOWN—a fantastic opportunity to enjoy a spacious home while generating rental income from the legal suite!