



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9, 6440 4 Street NW
Calgary, Alberta

MLS # A2335454



\$290,000

Division:	Thornccliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	966 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Assigned, Guest, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: Refrigerator, stove, washer, dryer, curtain rods, blinds, shelving in basement, 4 remotes for light fixtures, reverse osmosis water system

Welcome to this beautifully maintained end-unit townhome backing directly onto greenspace in the established community of Thornccliffe. With nearly 1,000 sqft of above-grade living space, a beautifully renovated bathroom completed in 2026, a quiet setting, mature trees, and thoughtful improvements throughout, this home is an excellent opportunity for first-time buyers, investors, or anyone looking for exceptional value. Parking is conveniently located just steps from the front entrance, adding everyday convenience, while the quiet entrance enhances the home's appeal. Inside, you will find durable luxury vinyl plank flooring throughout the home, with the flooring project completed in 2024, fresh paint completed in 2025, and several updated light fixtures that give the home a fresh, modern feel. The bright living and dining areas offer plenty of space to relax or entertain, while the bright kitchen is thoughtfully laid out and overlooks the front patio. Enjoy your morning coffee or fire up the BBQ just outside the front entrance, then unwind in the partially fenced backyard backing directly onto greenspace with mature trees, creating a private, treed setting with peaceful greenspace views and no neighbours directly behind. Upstairs you will find two generous bedrooms, including a spacious primary bedroom with a large picture window overlooking the mature trees and greenspace, plus enough room for a sitting area, home office, or reading nook. Both upstairs bedrooms feature updated closet doors. The beautifully renovated 4-piece bathroom, completed in March 2026, features a new tub and shower with tiled surround, updated vanity, new flooring, modern light fixture, and updated tub faucet. The unfinished basement offers excellent storage, houses the laundry area, and provides the flexibility to develop additional living space in the future if your needs change.

Additional mechanical updates include the furnace motor and fan switch replaced in 2023. Ideally located close to schools, parks, Thornhill Aquatic & Recreation Centre, playgrounds, shopping, transit, and walking paths, with quick access to Deerfoot Trail, Centre Street, McKnight Boulevard, downtown Calgary, and the Calgary International Airport, this beautifully maintained home offers outstanding value in a convenient location.