

# \$669,800 - 6039 4 Street Ne, Calgary

MLS® #A2224773

**\$669,800**

5 Bedroom, 3.00 Bathroom, 1,040 sqft  
Residential on 0.10 Acres

Thornccliffe, Calgary, Alberta

**\*\*Legal 2 Bedroom Basement Suite \*\***

Sparkling Renovation | Backing onto Greenspace | No Neighbors Behind | Incredible Central Location | Move-in Ready | Bi-Level | 1,906 SqFt Main & Basement | Total 5 Beds, 3 Baths | 3 Beds & 2 Baths Main Level | Top of the Line Finishes | Sparkling Quartz Countertops | Brand New Stainless Steel Appliances(Main) | Gloss Finished Cabinets | Modern Lighting | Electric Fireplace | LVP Flooring Throughout | Soundproof Basement Ceiling | 2 Furnaces | Brand New Basement Furnace | Separate Entry to Legal Basement Suite | Basement Laundry | Meticulously Landscaped | Incredible Backyard | Patio | Fully Fenced | Double Detached Rear Garage. Welcome home! 6039 4 Street NE is located on a quiet cul-de-sac in the heart of Thornccliffe with a quick commute to downtown & Deerfoot! This home has been renovated to include top of the line finishes throughout! Walk up the 7 steps to a private exterior entrance to your beautiful main level boasting 1,040 SqFt, an expansive open concept floor plan, large NEW windows, recessed lighting & modern finishes. To your left is the kitchen outfitted with full height gloss finished cabinets, quartz countertops & stainless steel appliances. The breakfast bar with barstool seating is the perfect space to enjoy small meals. The dining area is welcoming & ready for you to host friends & family. The living room is centred with a statement piece colour changing electric fireplace complimenting both



the style & comfort of this space. The front bay windows that are shared between the living & dining rooms add a sense of charm & familiarity to this home. The main level has 3 bedrooms ad 2 full bathrooms. The primary bedroom is paired with a 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 share the main 4pc bath which has a deep tub/shower combo & single vanity with storage below. The stacked washer/dyer on the main level is tucked into the hall to not take away from any of your living space. Downstairs, the legal 2 bedroom basement suite has a separate entry that leads to beautifully designed open floor plan kitchen, living & dining space. The basement kitchen also has full height gloss finished cabinets & quartz countertops. A full kitchen is hard to find; outfitted with an electric stove, range hood, refrigerator, microwave & dishwasher! The open floor plan, egress windows & recessed lighting truly emphasize the living space. The basement bedrooms are both a generous size & share the main 3pc bath with a walk-in shower. The basement has it's very own laundry in the utility room making this a completely independent space from upstairs. Renovated with sound proofed ceilings, this lower level has a true sense of tranquility. This home has two furnaces; the basement furnace is BRAND NEW! Outside the home, the side & back yards were planned for summer entertainment as there's both a patio & lawn space. The rear double garage has an alley access that leads directly onto the park behind. Hurry and book your showing today!

Built in 1974

### **Essential Information**

MLS® #	A2224773
Price	\$669,800
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,040
Acres	0.10
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	6039 4 Street Ne
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4Z5

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot,

	Lawn, Rectangular Lot, Street Lighting, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Crown
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.