

# \$319,900 - 12, 6440 4 Street Nw, Calgary

MLS® #A2256026

**\$319,900**

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Stylish & Updated Townhome with A/C in  
Thornccliffe – Low condo fees

Step into comfort and convenience with this beautifully updated 2-bedroom townhome in the desirable community of Thornccliffe. Rarely offered in this complex, central A/C keeps you cool year-round—just one of many thoughtful upgrades throughout.

The open-concept main floor is bright and inviting, featuring refinished hardwood floors, large windows, and a spacious living and dining area perfect for relaxing or entertaining. The kitchen offers ample cabinetry and counter space, making everyday cooking a breeze.

Upstairs, you'll find two generously sized bedrooms and a full 4-piece bathroom and a newly installed carpet. The unfinished basement offers excellent potential—whether you need a home gym, rec room, or extra storage space.

Recent upgrades include:

• Newly installed carpet upstairs

• High-efficiency furnace

• Hot water tank

• Modern lighting

• Updated exterior doors



Nestled on the quiet, sunny south side of the complex, this home offers added privacy while keeping you close to it all—transit, schools, shopping, and the trails of Nose Hill Park are just minutes away.

Located in a well-managed, pet-friendly complex with low condo fees, this property is ideal for first-time buyers, downsizers, or investors.

Move-in ready and packed with value—book your showing today!

Built in 1969

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256026      |
| Price          | \$319,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 949           |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12, 6440 4 Street Nw |
| Subdivision | Thorncliffe          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 1B8              |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Parking, Visitor Parking |
|-----------|--------------------------|

|                |       |
|----------------|-------|
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Entrance                 |
| Lot Description   | Few Trees, Front Yard            |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | M-C1                 |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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