

**46, 6440 4 Street NW**  
**Calgary, Alberta**

**MLS # A2308953**



**\$299,900**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** None

Welcome to Unit 46, 6440 4 Street NW—an affordable end unit townhome offering over 1,400 sq ft of living space in Thornccliffe NW. With 4 bedrooms, a developed basement, and thoughtful updates throughout, this home delivers exceptional value for families, first-time buyers, or investors. The main level features a bright living room, and kitchen with ample space of cabinetry and granite countertop. A 2pc bathroom for your family or guest's convenience. Going upstairs you will find 3 well-sized bedrooms, each with great natural light and practical closet space, along with a full bathroom to serve the level. The developed basement adds even more versatility with a fourth bedroom, a cozy rec area ideal for a home office or media space, and a dedicated laundry area for added convenience. As an end unit, this home enjoys extra privacy, additional natural light, and a larger outdoor footprint. The fenced yard provides a great space for relaxing, gardening, or giving kids and pets a safe place to play. The complex is well-managed and located just minutes from schools, parks, shopping, transit, Centre Street, Deerfoot Trail, and quick access to downtown. With some little touch this is a rare opportunity to secure a spacious unit and at an accessible price point in one of NW Calgary's most established neighborhoods. Book your showing today and experience the value for yourself.