

**139, 6440 4 Street NW**  
**Calgary, Alberta**

**MLS # A2313221**



**\$315,000**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Storage		

**Inclusions:** N/A

OPEN HOUSE SATURDAY.MAY 30 Th. ;12:30 to 3:00 PM. \*\*\* NEW WHITE KITCHEN CABINETS \*\*NEW QUARTZ COUNTERTOP\*\*\* NEW STAINLESS STEEL APPLIANCES\*\*\* (Absolutely Beautiful). NEW Luxury Vinyl Plank Flooring\*\*\* Fresh Paint\*\*\*NEW LIGHT FIXTURES\*\*\* Extensive Renovations\*\*\* Access door from livingroom to patio in fenced back yard.BIG MASTER BEDROOM, second bedroom also generous size. FULL Basement has NEW WASHER & DRYER installed. Walk to The REAL CANADIAN SUPERSTORE. Close to NOSE HILL PARK. Close to Beddington Shopping Centre's .