

2, 6424 4 Street NE  
Calgary, Alberta

MLS # A2158869



## \$369,000

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RM-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NA

NO CONDO FEE!! Open house 2-4pm on Sep 7 & 8, 2024. Great starter home with excellent value. Facing east, this townhouse features a living room, kitchen and dining room on the main floor, 3 bedrooms on the second floor, the basement is ready for your personal touch, ideal for storage or creating a recreational area. Located close to schools, park, shopping, library, gym and public transit. Recently upgraded : the exterior showcases newer vinyl siding and a roof, ensuring a fresh and modern look. Call your realtor for showing.