

341, 405 64 Avenue NE
Calgary, Alberta

MLS # A2164293



\$325,000

Division:	Thornccliffe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,084 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: n/a

An incredible opportunity awaits with this 4 BEDROOM (3+1) townhouse with over 1445 square feet of finished living space, featuring 1.5 baths and a fenced backyard, all at an affordable price! Main level offers the living area which is adorned in hardwood, and a cute kitchen with windows looking over the fenced back yard. Centrally located in the inner city community of Thornccliffe, it's conveniently close to schools, shopping centers, recreational facilities, and additional amenities. Easy access to public transportation with bus stops nearby, and the future LRT/Green Line. For the savvy buyer willing to invest some effort, this property offers a charming home in an ideal location. The potential of this property is truly promising!