

# \$299,999 - 2, 6424 4 Street Ne, Calgary

MLS® #A2232617

## \$299,999

3 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

NO CONDO FEE!! 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.

Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232617      |
| Price          | \$299,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,179         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

Address 2, 6424 4 Street Ne



|             |             |
|-------------|-------------|
| Subdivision | Thorncliffe |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T2K5M8      |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | None                  |
| Parking Spaces | 1                     |
| Parking        | Parking Pad, Assigned |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home  |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | Wall/Window Unit(s)                                     |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Flat            |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 13              |
| Zoning         | RM-4            |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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