

# \$348,000 - 2, 6424 4 Street Ne, Calgary

MLS® #A2204185

**\$348,000**

3 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.14 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® #         | A2204185      |
| Price          | \$348,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,179         |
| Acres          | 0.14          |
| 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

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Smoking Home                             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Central, Natural Gas                        |
| Cooling           | Wall/Window Unit(s)                         |
| Has Basement      | Yes                                         |
| Basement          | Full, Unfinished                            |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
| Lot Description   | Back Yard                    |
| Roof              | Flat                         |
| Construction      | Concrete, Wood Frame         |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 41               |
| Zoning         | RM-4             |

### Listing Details

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

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