

**116, 6440 4 Street NW**  
**Calgary, Alberta**

**MLS # A2192758**



**\$339,900**

<b>Division:</b>	Thornccliffe		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

End unit 2 storey townhouse with 3 bedrooms and 1 and 1/2 baths in nice location in Thornccliffe Village. U shaped kitchen with lots of cupboards and adjoining dining area. Stove replaced 2 years ago. Hardwood floors in living room and laundry is in the basement. Undeveloped basement ready for you to develop. Lots of amenities close to the complex and walking distance to Superstore, schools, public library and more.