

\$316,800 - 12, 6440 4 Street Nw, Calgary

MLS® #A2261242

\$316,800

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Stylish & Updated Townhome with A/C in
Thornccliffe – Low condo fees

Step into comfort and convenience with this beautifully updated 2-bedroom townhome in the desirable community of Thornccliffe. Rarely offered in this complex, central A/C keeps you cool year-round—just one of many thoughtful upgrades throughout.

The open-concept main floor is bright and inviting, featuring refinished hardwood floors, large windows, and a spacious living and dining area perfect for relaxing or entertaining. The kitchen offers ample cabinetry and counter space, making everyday cooking a breeze.

Upstairs, you'll find two generously sized bedrooms and a full 4-piece bathroom and a newly installed carpet. The unfinished basement offers excellent potential—whether you need a home gym, rec room, or extra storage space.

Recent upgrades include:

– Newly installed carpet upstairs

– High-efficiency furnace

– Hot water tank

– Modern lighting

– Updated exterior doors



Nestled on the quiet, sunny south side of the complex, this home offers added privacy while keeping you close to it all—transit, schools, shopping, and the trails of Nose Hill Park are just minutes away.

Located in a well-managed, pet-friendly complex with low condo fees, this property is ideal for first-time buyers, downsizers, or investors.

Move-in ready and packed with value—book your showing today!

Built in 1969

Essential Information

MLS® #	A2261242
Price	\$316,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	12, 6440 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

Amenities

Amenities	Parking, Visitor Parking
-----------	--------------------------

Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	10
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.