

# \$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        | Assigned, Parking Pad |

### 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 | 6               |
| Zoning         | RM-4            |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.