

# \$335,000 - 21, 6440 4 Street Nw, Calgary

MLS® #A2229330

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Welcome this pristinely maintained end-unit townhome at Huntcliffe Gardens. This house combines charm, warmth, and modern upgrades. From the moment you arrive, the inviting curb appeal and cozy concrete patio set the stage for a lifestyle filled with comfort and connection. Step inside to find sunlight pouring through the front windows, dancing across beautifully refinished hardwood floors and illuminating a spacious living room – perfect for both quiet mornings and lively gatherings.

The heart of the home is the upgraded kitchen, featuring sleek stainless steel appliances and a stunning new quartz countertop. Whether you're cooking a favorite meal or hosting friends in the open-concept dining area, the space feels effortlessly connected while still offering a sense of individual purpose in each room.

Upstairs, the expansive primary bedroom is a true retreat, complete with double closets and plenty of room to relax. Two additional generously sized bedrooms and a full bathroom provide comfort for family, guests, or a home office setup. Downstairs, the unfinished basement offers endless potential – design your dream gym, studio, or recreation space!

Modern living is made easy with smart thermostat control right from your phone. And outside your door, experience the lifestyle Calgarians love – walk your dog in nearby off-leash parks, explore the beauty of Nose Hill



Park, or enjoy the convenience of top-rated schools, recreation centers, shops, and excellent transit connections. With quick access to Deerfoot Trail, 14th Street, and 64th Avenue, commuting is a breeze. Come to discover a place that feels like home. Add this gem to your must-see list today!

Built in 1969

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229330      |
| Price          | \$335,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,025         |
| Acres          | 0.00          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 21, 6440 4 Street Nw |
| Subdivision | Thornccliffe         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K1B8               |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Visitor Parking, Snow Removal, Trash |
| Parking Spaces | 1                                    |
| Parking        | Stall                                |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Many Trees                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 26             |
| Zoning         | M-C1           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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.