

\$358,500 - 1, 6412 4 Street Ne, Calgary

MLS® #A2267798

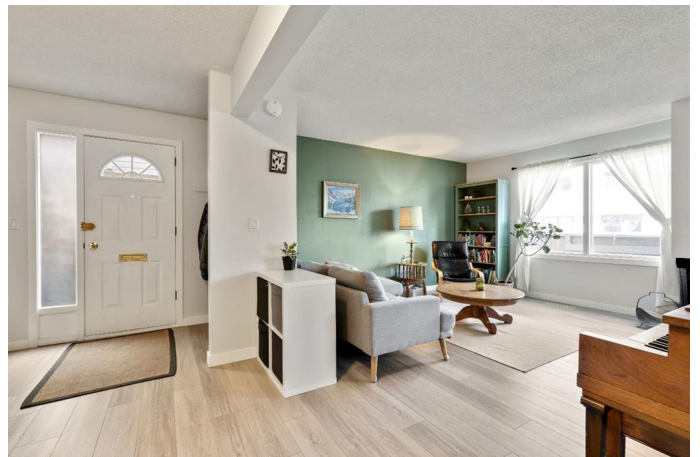
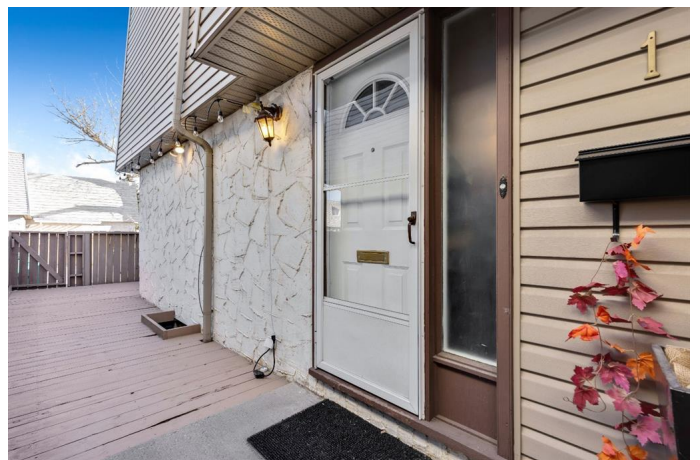
\$358,500

3 Bedroom, 2.00 Bathroom, 1,152 sqft
Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Investors & First-Time Buyers – No Condo Fees! Available for quick possession and welcoming to pets, this beautifully updated townhome offers unbeatable value with style and comfort throughout. Inside, the kitchen stands out with stainless steel appliances, modern cabinetry, quartz counters, a designer backsplash, and a deep basin sink with upgraded faucet. A full pantry adds even more storage. Next to the kitchen, the refreshed half bath features new quartz counters, sink, faucet, and toilet. The main floor living area is bright and versatile, perfect for different furniture layouts. Even the fireplace adds character, whether used as-is or reimagined as a cozy candle feature!! New window coverings, luxury vinyl plank flooring, and a fresh coat of paint on the main and upper levels tie everything together with a clean, contemporary feel.

Upstairs you'll find three spacious bedrooms plus an updated full bathroom with a relaxing soaker tub and a handy linen closet. The lower level offers extra living space, ideal as a family room, games area, or teen retreat. There's also a bar area, large utility/laundry room, and generous storage!! Practical upgrades include a brand-new furnace, hot water tank (just replaced), and recently updated windows for improved efficiency!! Outside, low-maintenance vinyl siding, a wrap-around deck, and a powered parking stall add convenience, with extra street parking available for guests. The location is



excellent, close to schools, shopping, and with quick access to Deerfoot Trail for an easy commute!!

Built in 1975

Essential Information

MLS® #	A2267798
Price	\$358,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 6412 4 Street Ne
Community	Thorncliffe
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5M8

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Flat Torch Membrane
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.