55 6440 4 Street NW

Calgary | Active | MLS® A2344048

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1969**	**1,071.86 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this beautifully fully renovated end-unit townhouse in Thorncliffe, NW Calgary, offering a low-maintenance lifestyle with low condo fees. Ideally situated in an established and convenient community, this home combines stylish modern finishes, generous living spaces, and excellent future potential.

As you enter, you’re greeted by a spacious foyer featuring a massive front closet, providing plenty of storage for everyday essentials. The modern kitchen showcases sleek cabinetry, quartz countertops, and stainless steel appliances, flowing seamlessly into the bright, open-concept living and dining area. Massive windows fill the space with natural light, creating a warm and inviting atmosphere.

Upstairs, you’ll find three spacious bedrooms along with a modern four-piece bathroom featuring contemporary finishes.

The undeveloped basement offers excellent potential for future development and is already equipped with a high-efficiency furnace, tankless hot water heater, and new electrical breaker panel. Whether you envision a home office, recreation room, recreation area, or additional living space, the basement provides an excellent opportunity to customize the home to suit your needs.

Location is a standout feature, with approximately 10-12 minutes to SAIT, the University of Calgary, and Calgary International Airport (YYC), and approximately 15 minutes to Alberta Children’s Hospital and Foothills Medical Centre. Enjoy the convenience of being close to major educational institutions, healthcare facilities, the airport, shopping, and everyday amenities.

With its desirable end-unit location, low condo fees, extensive renovations, upgraded mechanical systems, and future basement development potential, this Thorncliffe townhouse is an excellent opportunity for first-time buyers, investors, or anyone looking for a stylish and low-maintenance lifestyle in NW Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344048
Bedrooms	3
Bathrooms	2
Year Built	1969
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,071.86 sq. ft.
Main Level Finished Area:	511.77 sq. ft.
Upper Level Finished Area:	560.09 sq. ft.
Below Grade Finished Area:	520.17 sq. ft.
Condo Fee:	$412.42
Condo Fee Includes:	Common Area Maintenance, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, End Unit, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	1969 (Age: 57)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8911674
Heating:	Forced Air

Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Huntcliffe Gardens
Community:	Thorncliffe
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Dining Room · 6'1" × 3'3" ·
Main Floor	Foyer · 6'9" × 4' ·

Main Floor	Kitchen · 16'11" × 9'7" ·
Main Floor	Porch - Enclosed · 4'7" × 3'8" ·
2nd Floor	Bedroom · 12'3" × 8'8" ·
2nd Floor	Bedroom · 12'3" × 8'9" ·
2nd Floor	Bedroom - Primary · 14'7" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Front Porch
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-C1
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/55-6440-4-street-nw-calgary-a2344048/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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