

# \$609,900 - 6216 4 Street Ne, Calgary

MLS® #A2249490

**\$609,900**

4 Bedroom, 2.00 Bathroom, 1,037 sqft  
Residential on 0.11 Acres

Thorncliffe, Calgary, Alberta

Beautifully renovated bungalow in the desirable community of Thorncliffe! The main floor has been fully updated with all-new windows, a bright and stylish kitchen featuring brand-new appliances, upgraded cabinets, countertops, and flooring. Every detail has been refreshed to create a warm and welcoming space.

The separate entrance to the fully developed basement offers exceptional flexibility—ideal for extended family or the potential to generate rental income. Outside, the large backyard with a spacious deck and firepit provides the perfect setting for entertaining or quiet evenings at home, complemented by a single detached garage.

Conveniently located near schools, parks, shopping, and major routes, this property combines timeless charm with thoughtful upgrades—an opportunity you won't want to miss.

Built in 1970

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249490  |
| Price      | \$609,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,037       |
| Acres          | 0.11        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6216 4 Street Ne |
| Subdivision | Thorncliffe      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 1K3          |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 1                                                    |
| Parking        | Garage Faces Rear, On Street, Single Garage Detached |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, Separate Entrance                                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Partial, Partially Finished                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 23rd, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 60   |
| Zoning         | R-CG |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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