

# \$669,800 - 6039 4 Street Ne, Calgary

MLS® #A2224773

**\$669,800**

5 Bedroom, 3.00 Bathroom, 1,040 sqft  
Residential on 0.10 Acres

Thornccliffe, Calgary, Alberta

**\*\*Legal 2 Bedroom Basement Suite \*\***

Sparkling Renovation | Backing onto Greenspace | No Neighbors Behind | Incredible Central Location | Move-in Ready | Bi-Level | 1,906 SqFt Main & Basement | Total 5 Beds, 3 Baths | 3 Beds & 2 Baths Main Level | Top of the Line Finishes | Sparkling Quartz Countertops | Brand New Stainless Steel Appliances(Main) | Gloss Finished Cabinets | Modern Lighting | Electric Fireplace | LVP Flooring Throughout | Soundproof Basement Ceiling | 2 Furnaces | Brand New Basement Furnace | Separate Entry to Legal Basement Suite | Basement Laundry | Meticulously Landscaped | Incredible Backyard | Patio | Fully Fenced | Double Detached Rear Garage. Welcome home! 6039 4 Street NE is located on a quiet cul-de-sac in the heart of Thornccliffe with a quick commute to downtown & Deerfoot! This home has been renovated to include top of the line finishes throughout! Walk up the 7 steps to a private exterior entrance to your beautiful main level boasting 1,040 SqFt, an expansive open concept floor plan, large NEW windows, recessed lighting & modern finishes. To your left is the kitchen outfitted with full height gloss finished cabinets, quartz countertops & stainless steel appliances. The breakfast bar with barstool seating is the perfect space to enjoy small meals. The dining area is welcoming & ready for you to host friends & family. The living room is centred with a statement piece colour changing electric fireplace complimenting both



the style & comfort of this space. The front bay windows that are shared between the living & dining rooms add a sense of charm & familiarity to this home. The main level has 3 bedrooms ad 2 full bathrooms. The primary bedroom is paired with a 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 share the main 4pc bath which has a deep tub/shower combo & single vanity with storage below. The stacked washer/dyer on the main level is tucked into the hall to not take away from any of your living space. Downstairs, the legal 2 bedroom basement suite has a separate entry that leads to beautifully designed open floor plan kitchen, living & dining space. The basement kitchen also has full height gloss finished cabinets & quartz countertops. A full kitchen is hard to find; outfitted with an electric stove, range hood, refrigerator, microwave & dishwasher! The open floor plan, egress windows & recessed lighting truly emphasize the living space. The basement bedrooms are both a generous size & share the main 3pc bath with a walk-in shower. The basement has it's very own laundry in the utility room making this a completely independent space from upstairs. Renovated with sound proofed ceilings, this lower level has a true sense of tranquility. This home has two furnaces; the basement furnace is BRAND NEW! Outside the home, the side & back yards were planned for summer entertainment as there's both a patio & lawn space. The rear double garage has an alley access that leads directly onto the park behind. Hurry and book your showing today!

Built in 1974

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2224773  |
| Price    | \$669,800 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,040       |
| Acres          | 0.10        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6039 4 Street Ne |
| Subdivision | Thorncliffe      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 4Z5          |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 3                                               |
| Parking        | Alley Access, Double Garage Detached, On Street |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer                                |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Electric                                                                                                              |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                 |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters                         |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No |

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
|              | Neighbours Behind, Rectangular Lot, Street Lighting, Interior Lot |
| Roof         | Asphalt Shingle                                                   |
| Construction | Vinyl Siding, Wood Frame                                          |
| Foundation   | Poured Concrete                                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 20             |
| Zoning         | R-CG           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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