

\$679,900 - 6039 4 Street Ne, Calgary

MLS® #A2205271

\$679,900

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

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|----------|-----------|
| MLS® # | A2205271 |
| Price | \$679,900 |
| 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

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|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 16 |
| Zoning | R-CG |

Listing Details

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

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