



New counter-tops in the kitchen, new double sink and hardware on the cabinetry.

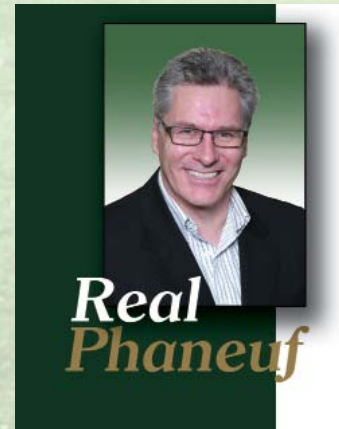
Large spacious living room allows you to furnish with ease and one of the two doors accessing the backyard.



Featuring a large window and space enough for the family table.

Welcome to

9, 6440 - 4th Street N.W.



**Real
Phaneuf**

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Overview

Investment property or a home to shine up, this unit is affordably priced to accomplish both. We have very strong bones... with a little effort you could bring this home back to its former self. This desirable 2-bedroom end unit townhouse has both a front and rear access and windows on all sides allowing lots of natural light and good airflow for those warm days. Recent upgrades include newer linoleum at the front and back entrances, just replaced counter-tops in the kitchen with an efficient double kitchen sink and new taps along with modernized hardware on the kitchen cabinetry. This very reasonably priced home allows you to refinish and decorate to your preference with practical features everywhere with two bedrooms, and a full basement. It is perfect for someone seeking an affordable home, in a great location in the complex.

The complex continues to undergo transformations including poured concrete patios and poured concrete steps and walkways accessing the units. This unit is scheduled to have shingle replacement in 2012. The board is very active and the results are evident in this complex. Condo fees are affordable and the reserve fund is healthy.

Living & Dinette

The living area grabs your attention as it offers a large open area that allows you to arrange your furnishings with ease. From the living room the one of two doors invite you to access the backyard. The unit has windows on all sides and the living room has the additional benefit of a large picture window inviting our sunny Alberta days to shine in. The size and number of the South and West facing windows makes this a light and bright home and is great for ventilation on those hot summer days. Since this is an end unit the dinette is large enough for a full-sized table and features a west facing window. Just off the front steps you can access your South facing poured patio and yard to bar-be-que in the summer months while overlooking the mature trees and landscaping throughout the complex.

Kitchen

Meal preparation is a breeze in this functional kitchen offering full sized stove and a large fridge. The newly replaced arborite counter-tops have ample working areas offering comfort and convenience. As well, the double sink and taps are new as are the modernized hardware on the kitchen cabinets. Just off the kitchen you find a separate dining area large enough for a full sized table.

Bedrooms

We know you will be pleased with the size of these two bedrooms. Both bedrooms have large windows with both bedrooms featuring a nice view of the landscaped complex.

Bathrooms

This sparkling clean upper four-piece bathroom has a full four-piece bath with a window. The re-glazed bathtub has a new tub surround and an updated sink and toilet.

Basement

Unlike many complexes in this price range this home has a full unfinished basement ideal for storage or future development.

Complex & Amenities

Huntcliffe Gardens has a proactive and efficient board. This unit will have new roof shingles installed in 2012. The condo fees are reasonable at \$168 per month and include the snow removal, lawn maintenance, professional management with Acclaim Property Management. As well, reserve contributions, insurance and repairs and maintenance to common areas are covered by the condo fees. Each unit comes with one parking stall. If you require additional parking stalls are available for rent from the condominium association.

***For more information and additional pictures,
please call Real Phaneuf at (403) 249-4322 or visit
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