



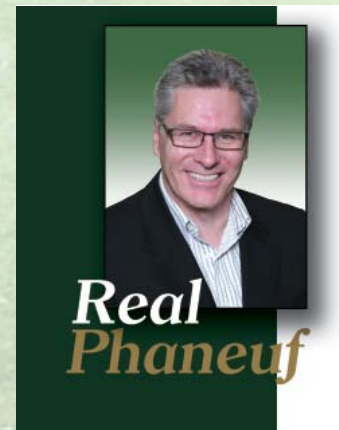
The living area grabs your attention as the sparkling hardwood floors and designer paint colours add class to this spacious area.

The kitchen has been re-configured and has cabinetry extended from wall to wall, newer counter-tops and the clean and crisp look and easy care of the matching backsplash.



We know you will be pleased with the size of these three bedrooms...all closet doors have been replaced.

*Welcome to
57, 6440 - 4th Street N.W.*



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Overview

Take your time enjoying this wonderful townhouse with the desirable combination of living space and renovated comfort. The unit has been completely upgraded throughout the entire home. The most evident as you enter this lovely home, a home, showing true pride of ownership, is the gleaming hardwood floors in the living room, a kitchen completely re-configured with cabinetry extending from wall-to-wall, newer counter-tops and backsplash. The entire unit has had new flooring installed and offers carpeting with 8 oz. underlay. We offer all new interior doors and closets ...and all new exterior windows. Practical features are everywhere including a fully finished basement large enough for a T.V. area, exercise area and games table. With a total of three bedrooms, it is perfect for someone seeking a renovated home, in a great location in the complex, all at an affordable price.

The complex has undergone major transformations over the last ten years. Over that time span the updates have included shingle replacement, new siding and insulation, and replacement of fencing. In 2003 the parking lots were rebuilt along with the electrical outlets and in 2005/2006 the common sidewalks were replaced, as well as, the stucco being repainted throughout the complex. We are scheduled to continue improving the landscaping and all privacy sidewalk will be replaced with poured concrete. The Board is very proactive and the results are evident in this complex. Huntcliffe Gardens is professionally managed by Acclaim Condominium Managers.

Living Room

Step into style in this contemporary designed townhouse. The living area grabs your attention as the sparkling hardwood floors and designer paint colours add class to this spacious area. The open area allows you to arrange your furnishings with ease. The unit faces West and invites our sunny Alberta days to shine in. The size and number of West facing windows makes this a light and bright home. Just off the front steps you can access your concrete ground level patio to bar-be-que in the summer months while overlooking the mature trees and landscaping.

Kitchen

Meal preparation is a breeze in this ultra modern sparkling white kitchen offering newer full sized stove, fridge and built-in dishwasher...rare for this complex. The kitchen has been re-configured with the removal of the pony-wall and has cabinetry extended from wall to wall, newer counter-tops have ample working areas and don't miss the convenience and functionality of the double sink or the clean and crisp look and easy care of the matching back splash.

Bedrooms

We know you will be pleased with the size of these three bedrooms. All the closet doors of this home have been replaced...the master bedroom has a "to-die-for" closet, to hold even the most lavish wardrobe...and of course...that wonderful new carpeting with 8 oz underlay.

Bathrooms

Recently renovated, the sparkling clean upper four-piece bathroom has a full bath with tile to the ceiling surrounding the tub, bright light fixtures, and newer flooring. The main floor also has a two-piece bath for convenience, with the newer pedestal sink.

Basement

Unlike many complexes in this price range this home has a fully finished basement spacious enough for a T.V. area, exercise area and games table. The unit comes with a washer and dryer.

Complex & Amenities

Huntcliffe Gardens has a proactive and efficient board. The complex will experience yet even more upgrades...the privacy sidewalks will be replaced with poured concrete also landscaping improvements will also occur. The condo fees are \$187.25 per month and include the snow maintenance, 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, contact Real Phaneuf at
403-249-4322 or visit www.calgaryconnection.com.**