

Salesrep:

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REAL PHANEUF

Status: Active Occupancy: Vacant Type: MLS Lock Box: Leni Apptmnt: Realtor	Royal LePage Foothills Bus: 685-2413 www.calgaryconnection.com E-mail: rphaneuf@rfoothills.com	Rooms: 5 Bedrooms: 2 Bathrooms: 1 Taxes: (11) \$1190 L.I.:
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Address: #9 – 6440 – 4 St. N.W.	District: Thorncliffe Number: A502 Condo Plan: 8911674 Unit 9
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Complex: Huntcliffe Gardens Home Size: 900.9 sq. ft. 83.7 sq. m. Style: 2 Storey Built: 1969	Possession: 10 days or Negotiable Heat: Forced Air Floor Finish: Hardwood, Carpet, Lino Ext. Finish: Stucco/Vinyl	Price: \$184,900 Dwnpmt: \$184,900 Mtge: Int: Term Ends: Mtge Pmts: Mtge Co:
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Bathrooms: (U) 4 piece Parking: Stall electricfied Laundry: Lower Basement: Full	Living Room: (M) 15'9" x 10'10" Dining Room: (M) 8' x 9' Kitchen: (M) 8'2" x 8'6" Main Bedroom: (U) 15'9" x 10' Bedroom: (U) 14' x 8'4"	Condo Fees \$168 (Includes) C/A main: yes Insurance: yes Management: yes Water/Sewer: no Heat: no Reserve fund: yes
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Included in Price: Fridge, Stove, All window coverings

This affordable townhome is a south facing end unit that has windows on the three sides of the home. Reasonable condo fees, a full undeveloped basement and recent upgrades make this townhome a great starter home. 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. The four-piece bath is sparkling clean and has a new tub surround with a re-glazed bathtub and an updated sink and toilet. Very reasonably priced this home allows you to refinish and decorate to your preference. A real bonus with this unit is the front and rear door, allowing you to have a south facing front patio and a grassed backyard. The design of this unit allows for comfortable living with two generous sized bedrooms along with a comfortable living room and dining area. The complex is very well run and continues to undergo transformations, with new asphalt shingles are scheduled for installation on this unit in the spring of 2012. The complex with board authority accepts small indoor pets and is professionally managed by Acclaim Property Management.. The unit is conveniently located and in close proximity to catholic and public schools, walking paths, public swimming pools, and Nosehill park. Please feel free to contact Real Phaneuf at 685-2413 or visit my website at www.calgaryconnection.com for more pictures and information.