

Salesrep:

REAL PHANEUF

Status: **Active**
Occupancy: **Seller**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
E-mail: rphaneuf@rfoothills.com

Rooms: **5**
Bedrooms: **3**
Bathrooms: **1.5**
Taxes: **(08) \$1203.90**
L.I.:

Address: **#57 – 6440 – 4 St. N.W.**

District: **Thorncliffe**
Number: **A502**
Condo Plan: **8911674 Unit 50**

Complex: *Huntcliffe Gardens*
Home Size: **1020 sq. ft.**
94.8 sq. m.
Style: *2 Storey*
Built: *1969*

Possession: **60 Days or Negotiable**
Heat: **Forced Air**
Floor Finish: **Hardwood, Lino**
Ext. Finish: **Stucco/Vinyl**

Price: **\$229,900**
Dwnpmt: **\$229,900**
Mtge:
Int:
Term Ends:
Mtge Pmts:
Mtge Co:

Bathrooms: *(U) 4 piece*
(M) 2 piece
Parking: *Stall*
electricfied
Laundry: *Lower*
Basement: *Fully Finished*

Living Room: **(M) 16'10" x 12'**
Kitchen: **(M) 16'10" x 9'**
Main Bedroom: **(U) 17' x 10'5"**
Bedroom: **(U) 8'4" x 9'9"**
Bedroom: **(U) 8'9" x 9'**
Basement: **(L) 13 x 17**

Condo Fees **\$187.25**
(Includes)
C/A main: **yes**
Insurance: **yes**
Management: **yes**
Water/Sewer: **no**
Heat: **no**
Reserve fund: **yes**

Included in Price: *Fridge, Stove, Washer, Dryer, Custom Inset Blinds and Window Hardware, Built-in Dishwasher*

This is the best of the best...virtually a new home! Exceptional attention to detail and superior craftsmanship! The kitchen has been re-configured and has wall-to-wall sparkling white cabinetry, newer counter-tops and backsplash, and a dishwasher...rare for this complex. The living room has gleaming hardwood flooring, and new floor coverings throughout the entire unit including carpeting with 8 oz underlay. Upgrades galore including paint in designer colours, light fixtures, all interior doors and closets, as well as, all new windows. We also have a fully developed basement large enough to house a T.V. area, work out exercise area and even enough room for a games table. With a total of three bedrooms, it is perfect for someone seeking a renovated home, in a great location, at an affordable price. The complex is very well run and continues to undergo transformations, with continued improvements including the landscaping and replacing the privacy sidewalks. 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 information and pictures.

