

# \$364,900 - 359, 405 64 Avenue Ne, Calgary

MLS® #A2219491

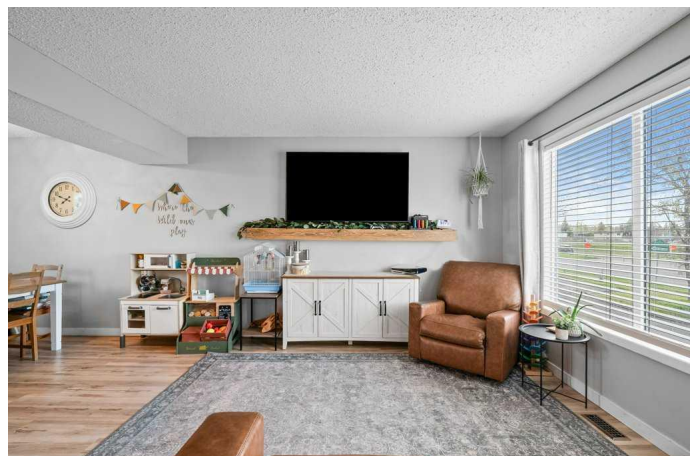
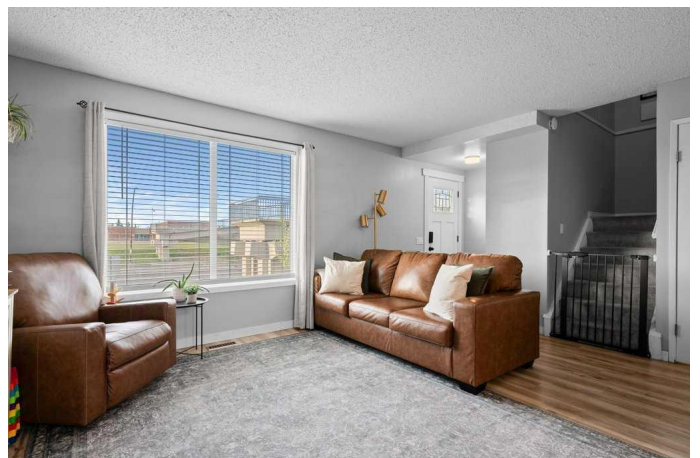
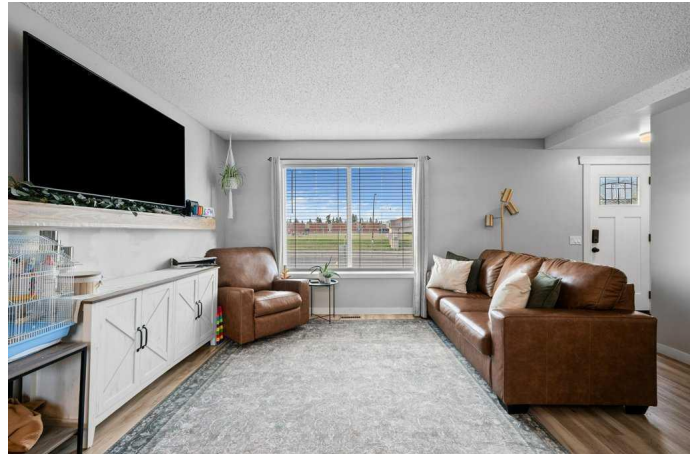
**\$364,900**

3 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Nestled in the heart of Thornccliffe, this newly renovated, end unit 2-story townhome boasts an unbeatable location, mere minutes from schools, shopping, and dining. Upon entering, the main floor's open concept and abundance of natural light create a warm and inviting atmosphere, perfect for relaxing and entertaining. The stylish powder room, situated to the left, showcases beautiful tones, wainscoting, and an upgraded gold waterfall faucet. As you continue through the family and dining room, your attention is drawn to the new luxury vinyl plank flooring and fresh paint throughout, seamlessly transitioning into the kitchen. Here, you'll appreciate the upgraded stainless steel appliances including a refrigerator, stove, and hood fan. The second level continues to impress, featuring new easy-slide windows, matching luxury vinyl plank flooring, tasteful paint colors, and elegant light fixtures, complemented by three generously sized bedrooms and a four-piece bathroom. The fully finished basement maximizes every inch of space, incorporating two large dens (currently used as 2 additional bedrooms), a secondary two-piece bathroom, and a secondary living room perfect for a children's area. With a new furnace installed in 2021 and new hot water tank in 2024, you will have peace of mind and confidence with your purchase. Don't miss the opportunity to experience this exceptional property – contact your preferred realtor today! **PARKING INSTRUCTIONS:** park in stall #359 or stall "L"



or there is also off street parking around the corner.

Built in 1971

### Essential Information

MLS® #	A2219491
Price	\$364,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,092
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	359, 405 64 Avenue Ne
Subdivision	Thornccliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 6J6

### Amenities

Amenities	Other, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Electric Stove, ENERGY STAR Qualified Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

# of Stories	2
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Other, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	M-C1

## Listing Details

Listing Office	The Real Estate Company
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