



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**5406 6 Street SW**  
**Calgary, Alberta**

**MLS # A2280966**



**\$750,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Windsor Park                                 |               |                  |
| <b>Type:</b>     | Residential/Duplex                           |               |                  |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side    |               |                  |
| <b>Size:</b>     | 1,512 sq.ft.                                 | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Single Garage Detached, Titled |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped            |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 0 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** NA

There's a quiet confidence to Windsor Park—an established inner-city neighbourhood where charm, walkability, and thoughtful design naturally coexist. This modern duplex reflects that balance perfectly, offering refined finishes, smart planning, and a sense of ease that feels immediately at home in its surroundings. From the moment you step inside, the home's clean, modern aesthetic is clear. Nine-foot ceilings, wide-plank flooring, full-height cabinetry, and quartz finishes create a refined foundation that feels elevated yet approachable. Natural light moves effortlessly through the home from east to west, giving each level its own rhythm throughout the day. In a neighbourhood where outdoor space is truly valued, this home delivers with both a welcoming front patio and a private backyard complete with deck and yard—an undeniable upgrade for inner-city living. The second level is thoughtfully designed, featuring two bedrooms with walk-in closets, upper-floor laundry, and well-proportioned spaces that feel intuitive and livable. The third level is dedicated to a private primary retreat, where a lofted flex space, expansive walk-in closet, and spa-inspired ensuite come together to create a calm, elevated escape from the city below. Surrounded by tree-lined streets, beloved local cafés, boutiques, golf, and some of Calgary's most established amenities, this Windsor Park duplex seamlessly blends location, lifestyle, and design. A detached single garage adds secure parking and additional storage—an inner-city essential that quietly enhances everyday living.