



**5406 6 Street SW
Calgary, Alberta**

MLS # A2280966



\$750,000

Division: Windsor Park

Type: Residential/Duplex

Style: 3 (or more) Storey, Attached-Side by Side

Size: 1,512 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Alley Access, Single Garage Detached, Titled

Lot Size: 0.04 Acre

Lot Feat: Back Yard, Front Yard, Landscaped

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 0

Basement: Full

LLD: -

Exterior: Composite Siding, Metal Siding, Mixed, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: 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.