



GRASSROOTS

REALTY GROUP

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5103 6 Street SW
Calgary, Alberta

MLS # A2301389



\$709,900

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, On Street, Permit Required, Single Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, No Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: 3 TV Brackets

Join me for an Open House Sunday May 3, 1-3pm.... Welcome to this beautifully designed 4 bedroom, 3.5 bathroom townhouse offering 1,690 sq. ft. of total living space in the highly desirable community of Windsor Park. This spacious home features a functional layout for families and entertaining, with a bright open-concept living area and modern finishes throughout. Many up grades set this home apart, including a spectacular eye catching Open Riser Staircase with sleek glass panels, engineered Hardwood flooring, solid 8 ft doors throughout, 9 ft high ceilings, A huge Skylight, modern window coverings, and AIR CONDITIONING. The gourmet kitchen is a true highlight featuring Fisher & Paykel SS appliances, including a Gas stove, elegant neutral cabinetry, QUARTZ countertops and a large Island , all adjacent to a sun filled dining space, ideal for entertaining. The living room displays a gas fireplace so you can cozy up in the cooler months and a patio door for access to the the Private Fenced-in Patio backyard. The impressive and spacious primary suite offers soaring ceilings, a walk in closet, and a luxurious ensuite complete with dual sinks and a glass enclosed shower--truly a standout feature. Two additional bedrooms are good sized and the conveniently located Full sized Washer/Dryer add to the home's functionality. The fully developed basement features 9 ft ceilings, a comfortable Rec-room with a wet bar, a 4th bedroom and a full 4 piece bath--Ideal for guests, extended family or just entertaining. This townhouse is part of a SELF MANAGED Condo, with LOW fees of only \$345.00 a month, offering an affordable option for maintenance and management. Included is a single detached garage. . Ideally located to an abundance of amenities such as: Britannia/Chinook Shopping Centers, Lina's Italian store, Stanley Park, Dog Parks, Brown's social

house, Village Ice Cream, Sunterra Market, Monogram's, Schools, Public Transit, and easy access to Elbow Drive and Macleod Trail. This home has so much to offer...Location, Value and Affordability! Come see what Windsor has to offer !