



5633 6 Street SW
Calgary, Alberta

MLS # A2324188



\$525,000

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,196 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, High Ceilings, Jetted Tub, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 294

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained two-storey townhome nestled in a charming fourplex in the sought-after inner-city neighbourhood of Windsor Park. Bright, inviting, and thoughtfully updated, this home offers an ideal blend of comfort, style, and convenience. Step inside to discover a bright open-concept main floor featuring rich hardwood flooring, neutral wall colour, and an inviting living room centred around a gas fireplace. The seamless flow into the kitchen creates the perfect space for everyday living and effortless entertaining. A convenient half bath and main floor laundry complete this level. Upstairs, you will find two generously sized bedrooms, each offering plenty of space.. The spacious primary retreat features oversized windows that fill the room with natural light, a walk-in closet, and a private balcony—perfect for enjoying your morning coffee or unwinding in the evening. The full bathroom is well appointed with a large soaker tub and separate shower. The second upstairs bedroom offers plenty of space to allow for home-office potential, as well as double closets. The undeveloped basement offers endless potential, with tall ceilings and bathroom rough-in already in place, making it easy to customize to suit your needs. Additional features include a parking space in the detached garage and numerous mechanical and appliance updates, including a newer hot water tank, washer and dryer, convection oven, microwave hood fan, updated light fixtures and replaced furnace control board and fan for added peace of mind. Ideally located close to amenities, shopping, restaurants, parks, and transit, this move-in-ready home offers exceptional value in a desirable inner-city location.