



GRASSROOTS
REALTY GROUP

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11, 11240 6 Street SW
Calgary, Alberta

MLS # A2331614



\$279,500

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	922 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 418
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: Shed Outside

Welcome to this spacious and very private end-unit townhouse in the highly desirable community of Southwood—an incredible opportunity for first-time buyers, investors, or anyone looking to enter the market with room to grow. Offering 2 bedrooms, 1.5 bathrooms, and one of the best value opportunities in the community, this home provides an affordable path to ownership in an established Calgary neighbourhood. The functional layout offers generous living spaces, an abundance of natural light, and the added privacy of an end-unit location. The spacious living room provides a comfortable place to unwind, while the well-designed floor plan creates flexibility for everyday living. Step outside to enjoy your large private yard, perfect for entertaining, relaxing, gardening, or creating a great outdoor space for pets. The partially developed basement adds even more value, offering additional space for a home office, gym, recreation room, or future customization. With the opportunity to personalize and add your own touches, this home is ideal for buyers looking to build equity over time. For investors, this property presents an excellent opportunity in a well-established community with strong rental appeal and convenient access to amenities. Located close to schools, shopping, transit, parks, and major roadways, Southwood offers the perfect combination of affordability and convenience. Whether you’re purchasing your first home or adding to your investment portfolio, this Southwood townhouse offers space, potential, and exceptional value. Don’t miss your chance to own a home in one of Calgary’s most sought-after communities!