



GRASSROOTS
REALTY GROUP

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5105 6 Street SW
Calgary, Alberta

MLS # A2332738



\$679,000

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,177 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	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:	Bar, Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom townhouse in the highly sought-after community of Windsor Park, just steps from Britannia. Offering over 1,600 sq. ft. of thoughtfully designed living space, this home perfectly blends modern style, everyday comfort, and an unbeatable location—ideal for young professionals, first-time buyers, or those looking to downsize without compromise. Freshly professionally painted and cleaned, this move-in-ready home features engineered hardwood flooring throughout, creating a seamless, sophisticated look. The chef-inspired kitchen is equipped with premium Fisher & Paykel appliances and complemented by a brand-new Samsung washer and dryer. Hunter Douglas blinds with a lifetime warranty add both elegance and practicality throughout the home. The bright, open-concept main floor is designed for both entertaining and everyday living, featuring a cozy gas fireplace for cooler evenings and central air conditioning to keep you comfortable all summer long. Step outside to your private, fully fenced patio—an inviting space to relax, entertain, or enjoy your morning coffee. Upstairs, the spacious primary suite boasts soaring ceilings, ample room for a king-sized bed, and a luxurious ensuite bathroom. Two additional generously sized bedrooms and a full bathroom complete the upper level, offering plenty of space for family, guests, or a home office. The fully developed basement expands your living space with impressive high ceilings, creating a bright and open feel that's perfect for the home gym you've been dreaming of, a media room, or a flexible recreation space. It also features a fourth bedroom, a third full bathroom, and a convenient bar fridge, making it an ideal retreat for guests, older children, or entertaining. Built in 2017 and meticulously maintained, this home is part of a well-managed,

self-managed condominium with low condo fees of just \$345 per month, making it an attractive and affordable option. A single detached garage provides secure parking and additional storage. The location is exceptional. Just five minutes from Chinook Centre, you'll enjoy convenient access to premier shopping, restaurants, and entertainment. You're also just steps from the vibrant Britannia district, where you'll find local favourites including Lagree YYC, Village Ice Cream, Breathe Hot Yoga, Sunterra Market, Linas Italian market and Monogram Coffee. Outdoor enthusiasts will appreciate the close proximity to Stanley Park and the Glenmore Reservoir, offering scenic walking and cycling pathways, green spaces, and year-round recreation just minutes from your doorstep. Offering stylish finishes, low-maintenance living, and one of Calgary's most desirable inner-city locations, this exceptional townhouse is ready to welcome its next owner. Schedule your private showing today.