



GRASSROOTS
REALTY GROUP

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17, 11240 6 Street SW
Calgary, Alberta

MLS # A2222130



\$350,000

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	956 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 419
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: n/a

RENOVATED end-unit townhome blends modern finishes with everyday convenience. Step into a bright, spacious living room that flows seamlessly into the updated kitchen, featuring two-tone white and navy cabinetry, stone countertops, a tile backsplash, and a breakfast bar with adjacent dining space—perfect for casual meals or entertaining. A 2-piece powder room completes the main level. Upstairs, you’ll find two generous bedrooms, including one with a walk-in closet and built-in organizers, along with a sleek 4-piece bathroom featuring floor-to-ceiling tile and a deep soaker tub. Freshly painted and new carpet throughout the home. The unfinished basement offers endless potential to create additional living space or storage to suit your needs. Enjoy added privacy as an end unit facing onto the park, plus your own fenced yard and private patio. Assigned parking is included, and you’re just minutes from schools, transit, shopping, and more.