



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3141 6 Street NE
Calgary, Alberta

MLS # A2239825



\$330,000

Division:	Winston Heights/Mountview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	787 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Plug-In		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 292
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Discover the perfect blend of comfort and convenience in this charming, affordably priced townhome just minutes from Calgary's vibrant city centre. Nestled in a friendly neighborhood known for its welcoming community and scenic surroundings, this home offers a wonderful lifestyle for first-time buyers, young families, or investors alike. This residence features two spacious bedrooms, including a generously sized primary suite with ample closet space. The beautifully updated 4-piece bathroom adds modern elegance to your daily routine. The main floor boasts a bright and inviting kitchen with sleek, contemporary countertops, perfect for preparing meals and entertaining guests, along with the added convenience of a half bath. Enjoy the extra living space in the fully finished basement—ideal for a cozy family room, home office, or exercise area. Recent updates include new luxury vinyl plank flooring throughout the main living areas, combining style and durability, and recently upgraded vinyl double-pane windows that enhance energy efficiency and reduce noise. Storage won't be an issue with plentiful closet space, and the two designated parking stalls provide added convenience. This home's prime location offers quick access to Deerfoot Trail, making commuting a breeze. Situated directly across from The Winston Golf Course, residents can enjoy serene views, peaceful walks, and a tranquil environment right outside their door. LOW CONDO fees and an excellent condo board ensure hassle-free living, while the surrounding neighborhood amenities—parks, local shops, schools, and community centres—add to the appeal. Embrace a lifestyle of comfort, convenience, and community in this exceptional Calgary townhome. Don't miss out—your ideal home awaits!

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