



GRASSROOTS
REALTY GROUP

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5, 310 6 Street NW
Calgary, Alberta

MLS # A2259581



\$599,000

Division:	Sunnyside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Enclosed, Insulated, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 806
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Quartz Counters, Soaking Tub, Storage		

Inclusions: N/A

Beautiful and charming CORNER unit offering 1,934 SF of living space and incredible downtown views! Nestled on a tree-lined street in the heart of Sunnyside, you will immediately love the curb appeal and front porch welcoming you in to the home to a vaulted foyer, rich hardwood throughout and a bright, airy feel. The spacious living room features wainscoting, a cozy wood-burning fireplace and opens to the dining area with South patio access. The gorgeous kitchen is complete with upscale appliances including a GAS range, quartz counters and backsplash opening to the breakfast nook with front yard views. A guest powder room completes this level. The hardwood continues up the staircase to the Primary suite with downtown views, Spa-like ensuite with heated floors, soaker tub and glass encased shower. The Primary bedroom also boasts a sunny reading nook with built-in bookcase and gas fireplace to snuggle up next to with a great read. A second bedroom and 4 piece bathroom complete this level. The lower level is developed with 2 large bedrooms, a 2 piece bathroom, laundry, an abundance of storage and entrance to the over-sized single garage. A fenced patio with South and West exposure is perfect for your pet and enjoying the summer evenings in this vibrant community. Pet-friendly and with one of the best walk-scores, you can stroll through Sunnyside and Kensington for morning coffee, visit the boutiques, restaurants and bike along the river paths. Book your showing today!