



GRASSROOTS
REALTY GROUP

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

5107 6 Street SW
Calgary, Alberta

MLS # A2267892



\$764,900

Division:	Windsor Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Door Opener, On Street, Permit Required, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Floating Shelves in living room, Shed in backyard, Bar Fridge in basement		

Experience refined living in one of Calgary's most sought after neighbourhoods- Windsor Park! This upscale townhome offers the perfect blend of elegance, comfort & modern design. From the moment you step inside, you are greeted by a bright, open concept layout. The kitchen is a true showpiece; equipped with Fisher & Paykel appliances, sleek cabinetry and a gorgeous island; an excellent space for entertaining. Cozy up in the living room next to the gas fire place on those chilly days & turn on the A/C on those hot days! A stunning glass-encased staircase adds to this homes modern elegance. The upper level continues to impress; a stunning skylight that fills the BONUS ROOM with natural light, spacious bedrooms & IN-FLOOR heating in ALL full bathrooms, for year round comfort! The primary bedroom features high ceilings, a large walk-in closet with built in shelving, and a 4 piece bathroom with double vanities. The upstairs second bedroom features a walk-in closet as well. The fully FINISHED BASEMENT offers additional living space, equipped with a wet bar, living space, a third bedroom & a full bathroom (with in-floor heating). Ideal for a media room, home office or entertainment space! Step outside on to your private, fenced in patio yard- steps away from your detached garage and equipped with a natural gas line. This exceptionally well maintained home's location has it all! Walking distance to Britannia Plaza, Chinook Mall, Stanley Park & dog parks. Just a 10 minute drive to the heart of downtown & only 7 minutes to Mission shops! OPEN HOUSE Sunday November 2nd from 12-3. Come see this immaculate property yourself & experience all that Windsor Park has to offer.