



GRASSROOTS
REALTY GROUP

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5406 6 Street SW
Calgary, Alberta

MLS # A2271689



\$749,900

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Enclosed, Garage Door Opener, Single Garage Detached, Title		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

**** 'A TASTE OF WINDSOR PARK' OPEN HOUSE EVENT ON SATURDAY, NOV 22nd, from 12-3PM - FOOD, PRIZES & MORE! ****
• WINDSOR PARK HAS A CERTAIN MAGIC TO IT—and this duplex unit fits right in. It delivers clean, modern design with standout features that deserve a second look. From the moment you step inside, the combination of 9' ceilings, wide-plank flooring, full-height cabinetry, and quartz finishes sets a tone that feels refined without ever feeling rigid. Natural light moves through the home from east to west, giving each level its own moment throughout the day. And in a neighbourhood where outdoor space is at a premium, having both a welcoming front patio and a private backyard, deck, and yard feels like an undeniable upgrade. Upstairs, the thoughtful planning really shines. Walk-in closets in both bedrooms maximize function in a way most inner-city homes don't. Upper-floor laundry keeps daily life running smoothly, and the proportions of the second level make it feel instantly livable—no awkward corners, no afterthoughts. Then you reach the third level, and it's impossible not to pause. A lofted flex space that feels architectural, an impressive primary walk-in closet, and a spa-style ensuite complete with elevated finishes create a top-floor retreat that feels worlds away from the busyness below. It's the kind of space that turns weeknights into something a bit more luxurious. Surrounded by tree-lined streets, beloved local cafés, boutiques, golf, and some of Calgary's most established amenities, this home brings together location, lifestyle, and design in a way that's memorable for all the right reasons. The detached single garage adds secure parking and storage to the mix, an inner-city essential that quietly elevates day-to-day living. Whether you're

drawn to the neighbourhood, the architecture, or the ease of living, this duplex stands confidently at the center of it all.