



**5107 6 Street SW  
Calgary, Alberta**

**MLS # A2301395**



**\$699,999**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, On Street, Permit Required, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

Welcome to elevated inner-city living in the highly sought-after community of Windsor Park. This stunning luxury townhouse offers 1,836 sq ft of beautifully designed living space, blending upscale finishes with functionality. Featuring 3 spacious bedrooms and 3.5 bathrooms, this home is perfect for families or professionals alike. Each full bathroom is equipped with in-floor heating, bringing an added touch of everyday comfort. The chef-inspired kitchen is outfitted with premium Fisher & Paykel appliances, sleek cabinetry, and a layout ideal for entertaining. The stunning glass wall is a true highlight. The primary retreat is a true standout, showcasing vaulted ceilings that create an airy, luxurious feel. A large walk-in closet, and large ensuite bathroom featuring a double vanity and IN-FLOOR HEAT. Downstairs, the fully finished basement expands your living space with a stylish wet bar, additional bedroom, full bathroom (with in-floor heat!), storage, and a cozy lounge area—perfect for guests, relaxing evenings at home, or entertaining! Enjoy the convenience of air conditioning, a private patio complete with a natural gas line for your BBQ, and easy access just steps from your garage. With low condo fees and a pet-friendly policy, this property offers both comfort and flexibility. Ideally located just minutes from downtown and Chinook Mall. Walking distance to parks & playgrounds, Britannia Plaza, Stanley Park & dog parks. Come see this immaculate property yourself & experience all that Windsor Park has to offer!