

3141 6 Street NE
Calgary, Alberta

MLS # A2222139



\$339,000

Division:	Winston Heights/Mountview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	869 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	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 Shingle	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

*** Open house Sunday, June 15th 12-3PM *** Discover the perfect blend of comfort and convenience in this charming, affordably priced townhome just minutes from the city centre. With nearly 1300sqft of developed space including the basement, this is a perfect place to start your home ownership adventure. This home features two spacious bedrooms, including a generously sized primary suite, and a beautifully updated 4-piece bath. The main floor boasts a welcoming kitchen with sleek, modern countertops and the added convenience of a half bath. Enjoy the extra living space in the fully finished basement, perfect for relaxing or entertaining. New luxury vinyl plank flooring adds style and durability, while recently upgraded vinyl double-pane windows and new front entry door enhance energy efficiency. With abundant storage, two designated parking stalls with plug-ins and quick access to Deerfoot Trail, this home checks all the boxes. Situated directly across from The Winston Golf Course, you'll love the serene views and tranquil surroundings. SUPER LOW CONDO FEES and an excellent condo board make this an exceptional opportunity for hassle-free living. Great access to major routes, close to schools, groceries, the Peter Lougheed & Foothills Hospitals. Don't miss out—your ideal townhome awaits!