

**5404 6 Street SW**  
**Calgary, Alberta**

**MLS # A2250823**



**\$759,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Garage Door Opener, Owned, See Remarks, Single C		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped		

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

**Inclusions:** N/A

**BRAND NEW CONTEMPORARY INNER CITY TOWN IN THE HEART OF WINDSOR PARK** - This boutique end unit townhome delivers the lifestyle you are looking for: contemporary design, lock-and-leave convenience, your own private yard and deck as well as a location that keeps you close to both downtown and the city's best amenities. Set in Windsor Park - one of Calgary's most established inner city communities—you're surrounded by tree lined streets, greenspace, and the city's river pathway network, with boutique shops, restaurants, and markets only minutes away. A short commute downtown, quick access to Chinook Centre and Britannia Plaza, Just a few blocks away - the entrance to the Calgary Golf & Country Club. Plus proximity to fitness studios and coffee shops mean everything you need is always within reach. Inside, natural light fills three levels of modern living. The WEST TO EAST orientation means beautiful light floods your home both morning and evening. The main floor features 9' CEILINGS, WIDE PLANK FLOORING, and an open-concept kitchen designed for both function and style—FULL HEIGHT CABINETRY, QUARTZ COUNTERS throughout, and plenty of storage. The layout connects seamlessly to a front patio and a private backyard deck with yard space, offering the perfect extension for entertaining or enjoying a quiet morning coffee. Upstairs on the second level, two spacious bedrooms include walk in closets, while a thoughtfully designed main bath and laundry add convenience. THE ENTIRE THIRD LEVEL IS YOUR PRIVATE RETREAT, complete with a LOFTED DEN SPACE, SUBSTANTIAL WALK IN CLOSET and SPA INSPIRED ENSUITE. The lower level is ready for your vision—whether that's a home gym, guest suite, or creative workspace. A

detached single garage, complete with 220V rough in for EV charging and extra storage, rounds out the home. With its balance of design, function, and location, this is a rare opportunity to own a brand new townhome in the heart of the inner city&mdash;perfect for those who want modern living without compromise.