

# \$750,000 - 5406 6 Street Sw, Calgary

MLS® #A2245131

## \$750,000

3 Bedroom, 3.00 Bathroom, 1,506 sqft

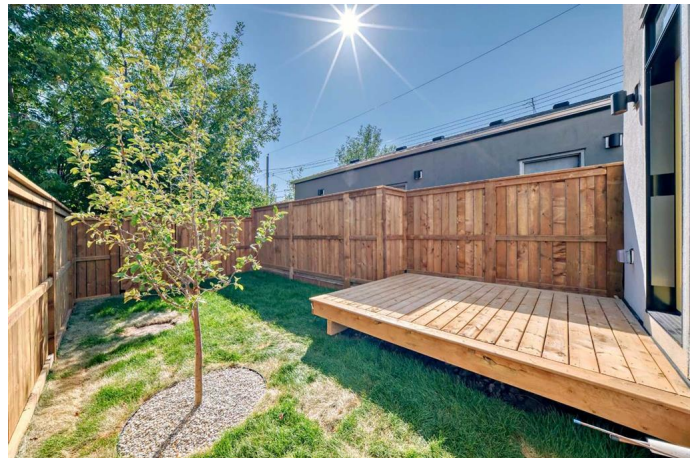
Residential on 0.04 Acres

Windsor Park, Calgary, Alberta

Tucked into Windsor Park, one of Calgary's most timeless inner city neighbourhoods, this brand new end unit townhome offers more than just a place to live—it's a lifestyle upgrade. Think tree lined streets, boutique shops, and the river pathway network all within easy reach. Coffee before work? Around the corner. Dinner with friends? Minutes away. A tee time at the Calgary Golf & Country Club? Practically your backyard. Add quick access to downtown, Chinook Centre, and Britannia Plaza, and you'll see why Windsor Park remains one of the city's best-kept secrets.

Inside, modern design and thoughtful details span three sunlit levels. Thanks to the WEST TO EAST exposure, your mornings start bright and your evenings end golden. The main floor welcomes you with 9' CEILINGS, WIDE PLANK FLOORING, and a kitchen that proves practicality doesn't have to sacrifice style—FULL HEIGHT CABINETRY, QUARTZ COUNTERS, and smart storage for real life. The layout flows naturally to your front patio and PRIVATE BACKYARD DECK AND YARD, giving you two outdoor spaces to host friends or sneak away with a coffee.

Upstairs, the second level keeps things flexible with two bedrooms (both with walk-in closets) plus a full bath and laundry for convenience. But the crown jewel is the third floor—your very own retreat. A LOFTED DEN,



EXPANSIVE WALK-IN CLOSET, and a SPA-INSPIRED ENSUITE make it the kind of space youâ€™ll actually look forward to unwinding in.

The lower level is a blank canvasâ€”whether youâ€™re dreaming of a guest suite, a fitness space, or a creative studio. And outside, your detached single garage comes ready with 220V rough-in for EV charging plus extra storage.

Modern yet inviting, practical yet polished, this Windsor Park townhome was designed for the way you actually live. Lock and leave convenience, smart design, and a location that checks every boxâ€”without compromise. Schedule your showing today!

Built in 2025

**Essential Information**

MLS® #	A2245131
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	5406 6 Street Sw
Subdivision	Windsor Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2V 0C3

### Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Single Garage Detached, Covered, Garage Door Opener, Owned, See Remarks
# of Garages	1

### Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	Rough-In
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Landscaped, Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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