

# \$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, Garage Door Opener, Owned, See Remarks, Single Garage Detached, Covered |
| # 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, Humidity Control, Natural Gas                  |
| Cooling           | Rough-In                                                                    |
| Fireplaces        | Electric, Great Room                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 11                   |
| Zoning         | R-CG                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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