ROBERT HART MOORE GRASSROOTS REALTY GROUP

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17, 11240 6 Street SW Calgary, Alberta

MLS # A2222130



\$389,000

Division:	Southwood					
Type:	Residential/Five Plus					
Style:	Townhouse					
Size:	956 sq.ft.	Age:	1973 (52 yrs old)			
Beds:	2	Baths:	1 full / 1 half			
Garage:	Stall					
Lot Size:	-					
Lot Feat:	Backs on to Park/Green Space, Front Yard, Street Lighting, Views					

Floors: Carpet, Vinyl Plank Sewer: - Roof: Tar/Gravel Condo Fee: \$ 419 Basement: Full, Unfinished LLD: - Exterior: Brick, Wood Frame Zoning: M-C1	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full, Unfinished LLD: - Exterior: Brick, Wood Frame Zoning: M-C1	Floors:	Carpet, Vinyl Plank	Sewer:	-
Exterior: Brick, Wood Frame Zoning: M-C1	Roof:	Tar/Gravel	Condo Fee:	\$ 419
	Basement:	Full, Unfinished	LLD:	-
Foundation: Down to County	Exterior:	Brick, Wood Frame	Zoning:	M-C1
Poured Concrete Othities: -	Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Recessed Lighting, Stone Counters, Walk-In Closet(s)

Inclusions: n/a

This beautifully renovated end-unit townhome in Southwood blends modern finishes with everyday convenience. Step into a bright, spacious living room that flows seamlessly into the updated kitchen, featuring two-tone white and navy cabinetry, stone countertops, a tile backsplash, and a breakfast bar with adjacent dining space—perfect for casual meals or entertaining. A 2-piece powder room completes the main level. Upstairs, you'll find two generous bedrooms, including one with a walk-in closet and built-in organizers, along with a sleek 4-piece bathroom featuring floor-to-ceiling tile and a deep soaker tub. Freshly painted and new carpet throughout the

home. The unfinished basement offers endless potential to create additional living space or storage to suit your needs. Enjoy added privacy as an end unit facing onto the park, plus your own fenced yard and private patio. Assigned parking is included, and you're just minutes from schools, transit, shopping, and more.