

\$334,900 - 4, 11240 6 Street Sw, Calgary

MLS® #A2133045

\$334,900

2 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Wow! An incredible opportunity awaits investors or first-time home buyers! This exceptional home boasts an unbeatable location, with 2 spacious bedrooms, 1.5 bathrooms, and over 1300 sq ft of total space situated just minutes away from the convenient Superstore for effortless grocery shopping, LRT, Southcenter Mall, and a diverse array of schools catering to all age groups. This home presents a truly rare opportunity to own a tastefully upgraded 2-bedroom townhouse at a remarkably affordable price! The living room is bright and open and the kitchen is a highlight, featuring a beautifully fully remodeled and upgraded layout that offers not just style but practicality. Enjoy a fully functional workspace with an upgraded quartz island, ample cupboard and counter space, upgraded stainless steel appliances, modern electric stove, a built-in dishwasher and French door fridge. Further enhancing the appeal are new full height shaker cabinets, a trendy subway backsplash, modern ceramic + luxury laminate plank flooring, upgraded carpeting, new designer paint, and luxurious bathroom upgrades including a new tub surround, vanity with quartz counter-top,, flooring, hardware and newer energy efficient windows in all the rooms and roof ensure added peace of mind. The basement space is great for storage and has a newer furnace, great laundry space and can be versatile, serving equally well as an exercise room, storage or as a fantastic rec room for those cozy Netflix nights. Outside, the



fully enclosed sunny west yard is perfect for entertaining guests during many BBQ nights. Stall parking, along with ample street parking, adds to the allure of the attractive location, with green space & playgrounds nearby, a K-9 school within walking distance, and seamless access to transportation options such as the Anderson C-Train Station via a short walk through the nearby park, coupled with bus stops just minutes away, making this property an ideal home. Don't miss out on this exceptional chance to secure a turnkey home in a prime location! Whether you're an investor or a first-time home buyer in search of your perfect residence, this property ticks all the boxes and is virtually impossible to beat. Act now - it's a must-see! Call today to book your private showing.

Built in 1973

Essential Information

MLS® #	A2133045
Price	\$334,900
Sold Price	\$355,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	955
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4, 11240 6 Street Sw
Subdivision	Southwood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1V9

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Off Street, Stall

Interior

Interior Features	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Stone Counters, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Barbecue, Garden, Lighting, Playground, Private Entrance, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Lawn, Garden, Landscaped, Level, Yard Lights, Other, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 31st, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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