

5406 6 Street SW  
Calgary, Alberta

MLS # A2280966



**\$750,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached, Titled		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Full	<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, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

OPEN HOUSE: JANUARY 24, 2-4PM. There's a quiet confidence to Windsor Park—an established inner-city neighbourhood where charm, walkability, and thoughtful design naturally coexist. This modern duplex reflects that balance perfectly, offering refined finishes, smart planning, and a sense of ease that feels immediately at home in its surroundings. From the moment you step inside, the home's clean, modern aesthetic is clear. Nine-foot ceilings, wide-plank flooring, full-height cabinetry, and quartz finishes create a refined foundation that feels elevated yet approachable. Natural light moves effortlessly through the home from east to west, giving each level its own rhythm throughout the day. In a neighbourhood where outdoor space is truly valued, this home delivers with both a welcoming front patio and a private backyard complete with deck and yard—an undeniable upgrade for inner-city living. The second level is thoughtfully designed, featuring two bedrooms with walk-in closets, upper-floor laundry, and well-proportioned spaces that feel intuitive and livable. The third level is dedicated to a private primary retreat, where a lofted flex space, expansive walk-in closet, and spa-inspired ensuite come together to create a calm, elevated escape from the city below. Surrounded by tree-lined streets, beloved local cafés, boutiques, golf, and some of Calgary's most established amenities, this Windsor Park duplex seamlessly blends location, lifestyle, and design. A detached single garage adds secure parking and additional storage—an inner-city essential that quietly enhances everyday living.