

# \$759,000 - 5404 6 Street Sw, Calgary

MLS® #A2250823

**\$759,000**

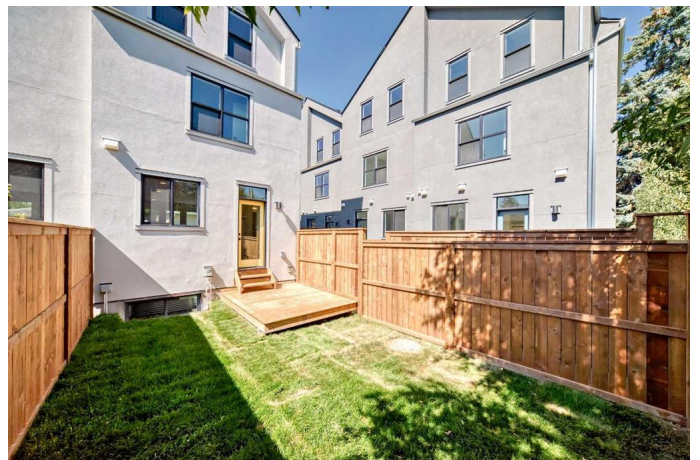
3 Bedroom, 3.00 Bathroom, 1,489 sqft  
Residential on 0.02 Acres

Windsor Park, Calgary, Alberta

BRAND NEW CONTEMPORARY INNER CITY TOWN IN THE HEART OF WINDSOR PARK - This boutique end unit townhome delivers the lifestyle you are looking for: contemporary design, lock-and-leave convenience, your own private yard and deck as well as a location that keeps you close to both downtown and the city's best amenities.

Set in Windsor Park - one of Calgary's most established inner city communities - you're surrounded by tree lined streets, greenspace, and the city's river pathway network, with boutique shops, restaurants, and markets only minutes away. A short commute downtown, quick access to Chinook Centre and Britannia Plaza, Just a few blocks away - the entrance to the Calgary Golf & Country Club. Plus proximity to fitness studios and coffee shops mean everything you need is always within reach.

Inside, natural light fills three levels of modern living. The WEST TO EAST orientation means beautiful light floods your home both morning and evening. The main floor features 9' CEILINGS, WIDE PLANK FLOORING, and an open-concept kitchen designed for both function and style - FULL HEIGHT CABINETRY, QUARTZ COUNTERS throughout, and plenty of storage. The layout connects seamlessly to a front patio and a private backyard deck with yard space, offering the perfect extension for entertaining or enjoying a quiet morning coffee.



Upstairs on the second level, two spacious bedrooms include walk in closets, while a thoughtfully designed main bath and laundry add convenience. THE ENTIRE THIRD LEVEL IS YOUR PRIVATE RETREAT, complete with a LOFTED DEN SPACE, SUBSTANTIAL WALK IN CLOSET and SPA INSPIRED ENSUITE.

The lower level is ready for your vision—whether that’s a home gym, guest suite, or creative workspace. A detached single garage, complete with 220V rough in for EV charging and extra storage, rounds out the home.

With its balance of design, function, and location, this is a rare opportunity to own a brand new townhome in the heart of the inner city—perfect for those who want modern living without compromise.

Built in 2025

**Essential Information**

MLS® #	A2250823
Price	\$759,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	5404 6 Street Sw
Subdivision	Windsor Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0C6

### Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Covered, Garage Door Opener, See Remarks, Single Garage Detached, Owned
# 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	None, Rough-In
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	August 24th, 2025
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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