

# \$375,000 - 10, 11240 6 Street Sw, Calgary

MLS® #A2220447

**\$375,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Welcome to your Southwood sanctuary! This fully renovated 2-bedroom, 1.5-bath townhouse is the perfect blend of modern luxury and cozy charm—completely transformed and never lived in since its stunning makeover. Step inside to discover bright open spaces, sleek finishes, and a beautifully upgraded kitchen that seamlessly flows into the living area, perfect for both quiet mornings and lively gatherings. Upstairs, you™ find two spacious bedrooms, including a primary bedroom with a large walk-in closet featuring a custom organization system, offering ample space for all your wardrobe needs. A pristine full bath completes the upper level, blending style and functionality. The partially developed basement extends your living space with a cozy recreation/ family area completed with built in storage. This space is ideal for movie marathons, game nights, or family time—the basement is completed with a large storage room to neatly tuck away seasonal items and belongings. Outside, enjoy your very own private front yard, a serene retreat for morning coffee or evening relaxation, conveniently located next to a scenic bike and walking path that winds through lush parks and playgrounds. This unbeatable location puts you just a short stroll from Anderson LRT Station, connecting you effortlessly to downtown Calgary and beyond. Southcentre Mall is minutes away for all your shopping needs, while Superstore and Walmart offer



everyday convenience just around the corner. The charming boutiques and caf  s of Willow Park Village add a touch of local flavor to your weekends. With top-rated schools, beautiful green spaces, and vibrant community living right at your doorstep, this Southwood gem is ready to welcome you home. Why wait? Your new beginning starts here!

Built in 1973

**Essential Information**

MLS�� #	A2220447
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	922
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	10, 11240 6 Street Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1Z5

**Amenities**

Amenities	Other, Park, Playground, Snow Removal
Parking Spaces	1
Parking	Alley Access, Assigned, Stall

**Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Level, See Remarks
Roof	Tar/Gravel
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	5
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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