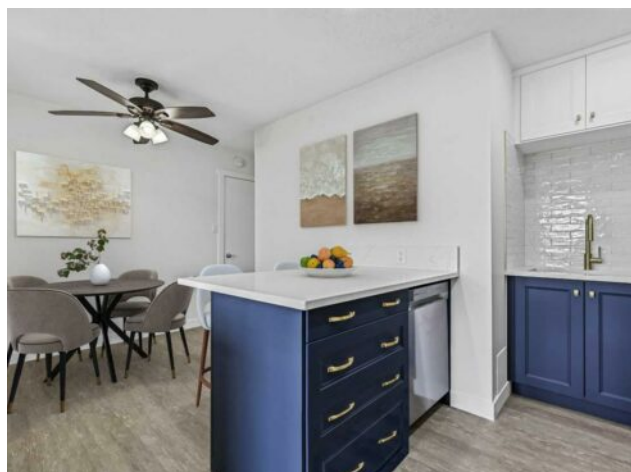


17, 11240 6 Street SW  
Calgary, Alberta

MLS # A2222130



**\$365,000**

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

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