

# \$619,800 - 5638 6 Street Sw, Calgary

MLS® #A2240741

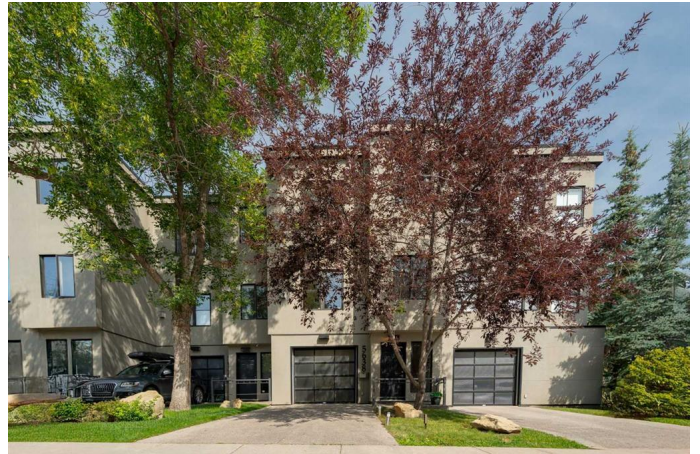
**\$619,800**

2 Bedroom, 5.00 Bathroom, 1,614 sqft

Residential on 0.21 Acres

Windsor Park, Calgary, Alberta

Sophisticated Inner-City Townhome in Windsor Park. Welcome to this beautifully appointed 3-storey contemporary townhome located in the heart of Windsor Park. Offering a total 2201 sq.ft. of thoughtfully designed living space, this home blends modern architecture, luxurious materials, and a functional floor plan ideal for urban living. Upon entry at ground level, youâ€™re welcomed by a spacious foyer that sets the tone for this stylish residence. The ground floor also features a flex space perfect for a home office or den, a convenient powder room, and direct access to the private, fenced backyard and patioâ€”perfect for relaxing or entertaining outdoors. Upstairs, the main living level impresses with an open-concept layout with 9' ceilings, anchored by a striking floor-to-ceiling hammered copper fireplace in the living area, adding warmth and a designer focal point. The newly renovated kitchen is a chefâ€™s delight, featuring quartz countertops, stainless steel appliances, engineered walnut hardwood flooring, and ample cabinetry. From the kitchen, enjoy morning coffee or evening drinks on your private balcony. An additional powder room is also located on this level for added convenience. The top floor offers two spacious bedrooms, each with its own ensuite bathroom that have been recently updated, providing a true sense of privacy and comfort. A dedicated laundry area on this level adds everyday convenience. The fully developed basement offers flexible space that can serve



as a media room, gym, or additional family area, complemented by a full 3-piece bathroomâ€”ideal for guests. Additional features and upgrades include: - Single attached heated garage with polished concrete flooring and in-floor heating - Central air conditioning for year-round comfort - Energy-efficient stucco exterior and new 2025 Low-maintenance landscaping beautifully designed. Set in an exclusive 5-unit development, this home is steps away from Chinook Centre, cafÃ©s, parks, transit (including Chinook LRT Station), and excellent schools, all within minutes of downtown Calgary. This property offers exceptional value, comfort, and a premium inner-city lifestyle.

Built in 2005

**Essential Information**

MLS® #	A2240741
Price	\$619,800
Bedrooms	2
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,614
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	5638 6 Street Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2V 5K8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Front Drive, Garage Faces Front, On Street, Single Garage Attached, Enclosed
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert, Metal
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Low Maintenance Landscape, Private, See Remarks
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	Real Estate Professionals Inc.
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