

# \$370,000 - 17, 11240 6 Street Sw, Calgary

MLS® #A2222130

**\$370,000**

2 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

INCENTIVE - The seller will complete basement development for additional living space. \*\* 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.

Built in 1973

## Essential Information

MLS® #

A2222130



|                |               |
|----------------|---------------|
| Price          | \$370,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 956           |
| Acres          | 0.00          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17, 11240 6 Street Sw |
| Subdivision | Southwood             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 1Z5               |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Recessed Lighting, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                             |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Street Lighting, Views |
| Roof              | Tar/Gravel                                                       |

|              |                   |
|--------------|-------------------|
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 83             |
| Zoning         | M-C1           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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