

# \$349,000 - 3141 6 Street Ne, Calgary

MLS® #A2222139

**\$349,000**

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this charming, affordably priced townhome just minutes from the city centre. With nearly 1300sqft of developed space including the basement, this is a perfect place to start your home ownership adventure. This home features two spacious bedrooms, including a generously sized primary suite, and a beautifully updated 4-piece bath. The main floor boasts a welcoming kitchen with sleek, modern countertops and the added convenience of a half bath. Enjoy the extra living space in the fully finished basement, perfect for relaxing or entertaining. New luxury vinyl plank flooring adds style and durability, while recently upgraded vinyl double-pane windows and new front entry door enhance energy efficiency. With abundant storage, two designated parking stalls with plug-ins and quick access to Deerfoot Trail, this home checks all the boxes. Situated directly across from The Winston Golf Course, you'll love the serene views and tranquil surroundings. SUPER LOW CONDO FEES and an excellent condo board make this an exceptional opportunity for hassle-free living. Great access to major routes, close to schools, groceries, the Peter Lougheed & Foothills Hospitals. Don't miss out—your ideal townhome awaits!

Built in 1955

## Essential Information



MLS® #	A2222139
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	869
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3141 6 Street Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Z9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Plug-In

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting,

	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	16
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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