



## 314 6 Street Calgary Alberta

\$549,900

Discover the perfect blend of character and modern convenience in this beautifully maintained 3-bedroom, 1.5 bathroom, 3-storey townhome, nestled in the heart of Sunnyside. Featuring a functional main floor with stunning hardwood flooring throughout, this home boasts a welcoming front kitchen, half bathroom, a cozy dining area and a generous back living room complete with a charming wood-burning fireplace. Step through the patio doors to your private back deck, where you can enjoy the fully fenced yard ideal for relaxation or entertaining. The second floor offers two spacious bedrooms and a newly renovated 5-piece bathroom, complete with dual sinks for added convenience. The third level houses a versatile third bedroom that can easily double as an office space, perfect for working from home. The fully finished basement adds extra living space with a comfortable TV room, a large storage area and a utility room equipped with laundry facilities. Recently painted from top to bottom, this home exudes charm and character at every turn. Located within walking distance of the Bow River Pathway and the vibrant shops and restaurants of Kensington, this townhome offers the best of urban living in one of Calgary's most sought-after neighbourhoods. (id:6769)

5pc Bathroom 6.25 Ft x 8.17 Ft

Bedroom 13.25 Ft x 10.00 Ft

Primary Bedroom 13.25 Ft x 12.08 Ft

Bedroom 10.00 Ft x 15.75 Ft

Recreational, Games room 12.83 Ft x 18.08 Ft

Storage 13.42 Ft x 8.33 Ft

Furnace 13.25 Ft x 9.58 Ft

2pc Bathroom 2.67 Ft x 9.92 Ft

Kitchen 10.25 Ft x 14.50 Ft

Dining room 9.92 Ft x 9.25 Ft

Living room 13.25 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
Charles



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