



## 5406 6 Street Calgary Alberta

\$750,000

There's a quiet confidence to Windsor Park—an established inner-city neighbourhood where charm, walkability, and thoughtful design naturally coexist. This modern duplex reflects that balance perfectly, offering refined finishes, smart planning, and a sense of ease that feels immediately at home in its surroundings. From the moment you step inside, the home's clean, modern aesthetic is clear. Nine-foot ceilings, wide-plank flooring, full-height cabinetry, and quartz finishes create a refined foundation that feels elevated yet approachable. Natural light moves effortlessly through the home from east to west, giving each level its own rhythm throughout the day. In a neighbourhood where outdoor space is truly valued, this home delivers with both a welcoming front patio and a private backyard complete with deck and yard—an undeniable upgrade for inner-city living. The second level is thoughtfully designed, featuring two bedrooms with walk-in closets, upper-floor laundry, and well-proportioned spaces that feel intuitive and livable. The third level is dedicated to a private primary retreat, where a lofted flex space, expansive walk-in closet, and spa-inspired ensuite come together to create a calm, elevated escape from the city below. Surrounded by tree-lined streets, beloved local cafes, boutiques, golf, and some of Calgary's most established amenities, this Windsor Park duplex seamlessly blends location, lifestyle, and design. A detached single garage adds secure parking and additional storage—an inner-city essential that quietly enhances everyday living. (id:6769)

Bedroom 10.75 Ft x 9.00 Ft  
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 Laundry room 7.17 Ft x 3.33 Ft  
 4pc Bathroom 8.50 Ft x 7.67 Ft  
 Other 7.25 Ft x 7.00 Ft  
 Primary Bedroom 15.08 Ft x 11.50 Ft  
 Other 7.42 Ft x 6.00 Ft

4pc Bathroom 9.00 Ft x 7.42 Ft  
 Living room 14.33 Ft x 11.58 Ft  
 Kitchen 10.75 Ft x 7.92 Ft  
 Dining room 9.17 Ft x 8.00 Ft  
 Other 6.67 Ft x 3.25 Ft  
 2pc Bathroom 6.67 Ft x 2.67 Ft

Listing Presented By:



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