



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**314 6 Street #B, Calgary T2N 1R9**

MLS® #: **A2156692**

Area: **Sunnyside**

Listing Date: **08/09/24**

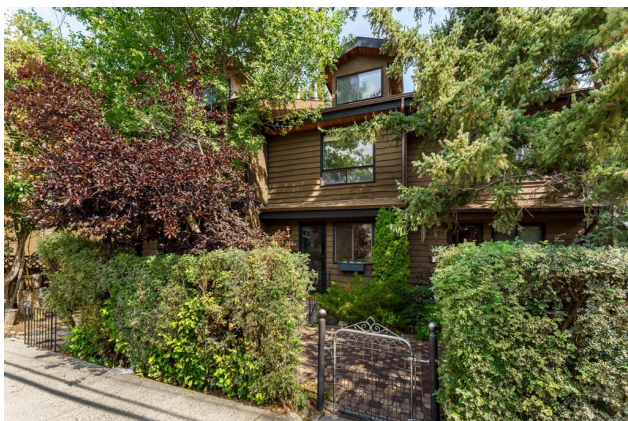
List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,144**  
Low Sqft:  
Ttl Sqft: **1,144**

DOM

**40**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **3 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Treed**  
Park Feat: **Alley Access,Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Cedar,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,No Smoking Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`8" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`3"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>6`3" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 12`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`10" x 18`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`3" x 9`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 14`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 11`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 10`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`0" x 15`9"</b>
<b>Storage</b>	<b>Basement</b>	<b>13`5" x 8`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$400**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **7910460**

Remarks

Pub Rmks: **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.**

Inclusions: **N/A**  
Property Listed By: **Charles**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















