

# \$365,000 - 17, 11240 6 Street Sw, Calgary

MLS® #A2222130

**\$365,000**

2 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

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

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Price \$365,000



|                |               |
|----------------|---------------|
| 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, Walk-In Closet(s), Closet Organizers, Stone Counters, Recessed Lighting |
| 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, Street Lighting, Views, Front Yard |
| Roof              | Tar/Gravel                                                       |
| Construction      | Brick, Wood Frame                                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 20th, 2025  
Days on Market        87  
Zoning                      M-C1

**Listing Details**

Listing Office            Century 21 Masters

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