4 310 6 Street NW

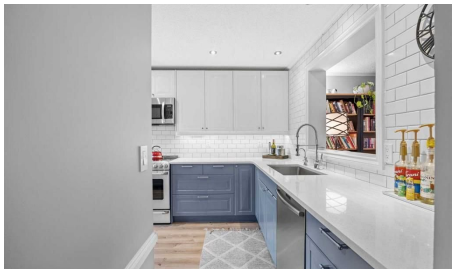
Calgary | Active | MLS® A2356170

$545,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1981**	**1,416.85 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to a beautifully presented townhouse nestled within the sought-after Sunnyside community in NW Calgary. This two-storey home, spanning over 1,400SqFt, offers a refined living experience with meticulous attention to detail throughout. Stepping inside, you'll immediately notice the newer vinyl plank flooring that flows seamlessly across both levels, complemented by freshly painted walls creating a bright and inviting atmosphere. Into the heart of this home, the kitchen is truly exceptional, featuring two-tone cabinetry and stunning quartz countertops that elevate its design. Stainless steel appliances, including a bar fridge, complete this chef's kitchen, which also features a breakfast nook for casual dining. A gas fireplace anchors the large living room and is perfect for cozying up to in the evenings. Completing this level is a powder room for your everyday convenience. Two bedrooms provide comfortable retreats. The large primary bedroom features a gas fireplace and a spa-like 5pc ensuite with dual vanities, a soaker tub, perfect for unwinding. A full bathroom and upper laundry with a newer washer and dryer simplify your daily routine. Conveniently attached, the single car garage provides secure parking and storage. Complete with AIR CONDITIONING installed in 2023. Enjoy outdoor living with front porch and balcony access, surrounded by low maintenance landscaping, plenty of trees for privacy, and convenient access to sidewalks and walking/bike paths. Located just minutes from downtown, Sunnyside is a charming inner-city community known for its tree-lined streets, walkability, and unbeatable location. Enjoy easy access to the Bow River pathways, Prince's Island Park, Sunnyside CTrain Station, and the trendy shops, cafés, and restaurants of Kensington. This townhouse offers comfortable living in the heart of a vibrant neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356170
Bedrooms	2
Bathrooms	3
Year Built	1981
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,416.85 sq. ft.
Main Level Finished Area:	724.66 sq. ft.
Upper Level Finished Area:	692.18 sq. ft.
Condo Fee:	$683.29
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8011381
Heating:	Forced Air
Basement:	Partial, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Primary Bedroom
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sunnyside (Calgary)
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	na
Restrictions:	None Known, Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Breakfast Nook · 8' × 3'7" ·
Main Floor	Dining Room · 10'4" × 7'2" ·
Main Floor	Kitchen · 13'7" × 10'9" ·
Main Floor	Living Room · 21'2" × 15' ·

Upper Level	Bedroom · 11'7" × 8'10" ·
Upper Level	Bedroom - Primary · 15'1" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Front Porch
Lot Features:	Back Lane, City Lot, Cleared, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-310-6-street-nw-calgary-a2356170/

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