

\$599,000 - 5, 310 6 Street Nw, Calgary

MLS® #A2259581

\$599,000

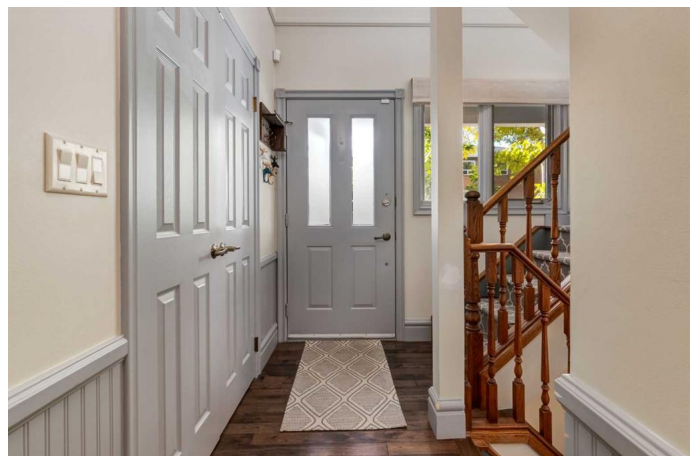
4 Bedroom, 4.00 Bathroom, 1,370 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

OPEN HOUSE SAT SEPT 27 FR 2-4.

Beautiful and charming CORNER unit offering 1,934 SF of living space and incredible downtown views! Nestled on a tree-lined street in the heart of Sunnyside, you will immediately love the curb appeal and front porch welcoming you in to the home to a vaulted foyer, rich hardwood throughout and a bright, airy feel. The spacious living room features wainscoting, a cozy wood-burning fireplace and opens to the dining area with South patio access. The gorgeous kitchen is complete with upscale appliances including a GAS range, quartz counters and backsplash opening to the breakfast nook with front yard views. A guest powder room completes this level. The hardwood continues up the staircase to the Primary suite with downtown views, Spa-like ensuite with heated floors, soaker tub and glass encased shower. The Primary bedroom also boasts a sunny reading nook with built-in bookcase and gas fireplace to snuggle up next to with a great read. A second bedroom and 4 piece bathroom complete this level. The lower level is developed with 2 large bedrooms, a 2 piece bathroom, laundry, an abundance of storage and entrance to the over-sized single garage. A fenced patio with South and West exposure is perfect for your pet and enjoying the summer evenings in this vibrant community. Pet-friendly and with one of the best walk-scores, you can stroll through Sunnyside and Kensington for morning coffee, visit the boutiques, restaurants and bike along



the river paths. Book your showing today!

Built in 1981

Essential Information

MLS® #	A2259581
Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,370
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	5, 310 6 Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1R9

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Enclosed, Insulated, Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Quartz Counters, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	4
Zoning	M-CG d72

Listing Details

Listing Office	Real Broker
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