

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

MLS® #A2259581

**\$599,000**

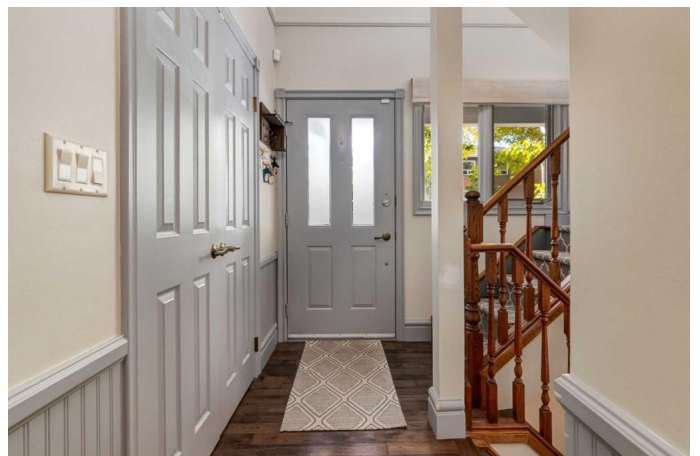
4 Bedroom, 4.00 Bathroom, 1,370 sqft

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 | 7                    |
| Zoning         | M-CG d72             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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