

# \$485,000 - 6 Fountain Walk Sw, Calgary

MLS® #A2211212

**\$485,000**

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

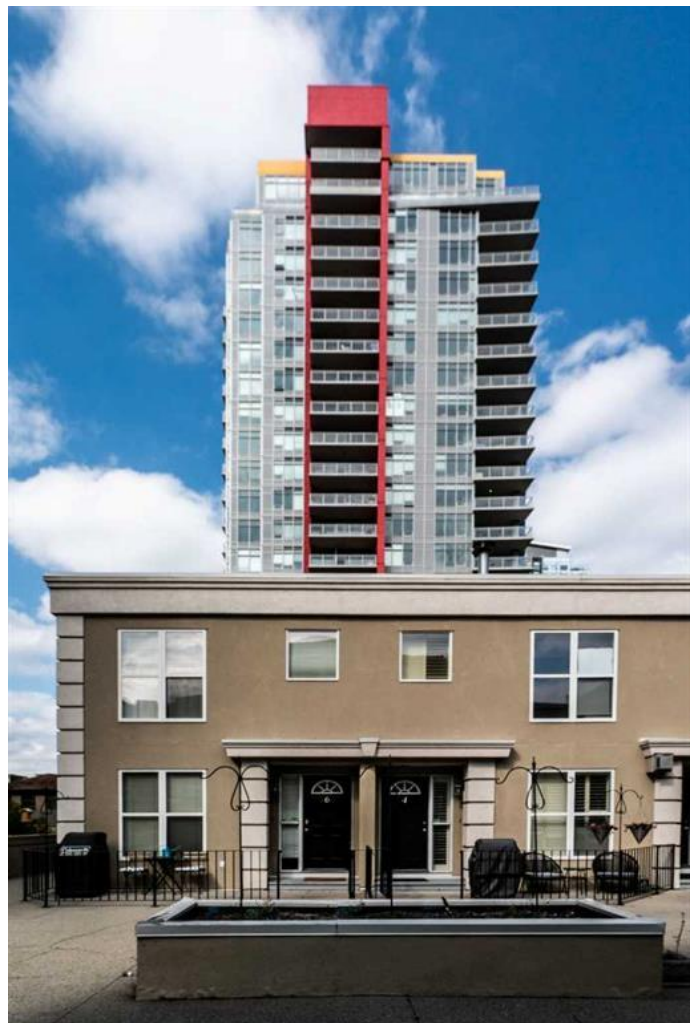
Beltline, Calgary, Alberta

Welcome to this charming end-unit courtyard townhouse in the heart of Calgary's vibrant Beltline community! Perfectly positioned for urban living, enjoy walking distance to downtown, 17th Ave, and all the trendy cafes, restaurants, and shops this location offers.

This beautifully maintained two-storey home features 2 spacious bedrooms and 2 full bathrooms, offering excellent space for families, professionals, or even a home office setup. Step inside and be greeted by maple hardwood and slate flooring, large south and west-facing windows flooding the space with natural light, and central A/C to keep you cool in summer.

The bright and airy living room, complete with gas fireplace, flows seamlessly into the dining area and open-concept kitchen with ample storage and quality maple cabinetry. Enjoy two private outdoor spaces – a south-facing patio ideal for morning coffee and summer BBQs (yes, there's a gas BBQ hookup!), and a second balcony upstairs for relaxing evenings.

The generous primary suite offers a large walk-in closet and a luxurious 5-piece ensuite with upgraded finishes. The second bedroom is versatile and spacious, perfect for guests, a home office, or a private studio. The upstairs hallway also provides an additional storage/closet space for your convenience.



Secure underground parking and ample visitor parking complete the package. The well-managed complex offers peace of mind with professional management and affordable condo fees of just \$526.50/month.

Built in 1994

### **Essential Information**

MLS® #	A2211212
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Fountain Walk Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1P9

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Assigned, Parkade
# of Garages	1

### **Interior**

Interior Features	Bookcases
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Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	80
Zoning	CC-MHX

## Listing Details

Listing Office	Grand Realty
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