# \$349,900 - 6 College Green Close, Didsbury

MLS® #A2201768

## \$349,900

2 Bedroom, 2.00 Bathroom, 1,068 sqft Residential on 0.08 Acres

NONE, Didsbury, Alberta

This nicely upgraded College Green semi-detached home in the guiet town of Didsbury with a great flow through from the living room to the kitchen / dining area makes entertaining a breeze, perfect for those family dinners and holidays with loved ones. The comfortably sized kitchen with white cabinets is the center of the main living area, the dining area with connection to the rear deck that overlooks a beautifully peaceful green space for BBQs in the warmer months. The primary bedroom, a den that also provides access to the attached garage, a full bathroom, and main floor laundry complete the main level. The fully developed basement features an extra bedroom, a family room and flex space, a large hobby room, and a 3 piece bath with a large shower. This home has lots of space for the family to visit and the grandkids to stay the night! The long list of upgrades since 2023 includes the replacement of the Poly B plumbing lines, new high end appliances, new furnace, vinyl plank flooring throughout most of the house, new rear deck, adding to the value this amazing 55+ Adult Living property. With the main floor laundry and easy direct house access from the single attached garage, this well-maintained home is a perfect fit for those that have some mobility challenges. A part of a Self Managed Condo it has low condo fees. Contact your realtor for a viewing, units in the complex don't stay on the market very long!







### **Essential Information**

MLS® # A2201768 Price \$349,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,068 Acres 0.08 Year Built 1993

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 6 College Green Close

Subdivision NONE
City Didsbury

County Mountain View County

Province Alberta
Postal Code T0M 0W0

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Driveway, Garage Faces Front, Parking Pad, Paved, Single Garage

Attached

# of Garages 1

#### Interior

Interior Features Sump Pump(s)
Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Basement, Free Standing

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Lawn, Level

Roof Asphalt Shingle

Construction Mixed, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 17th, 2025

Days on Market 63

Zoning R-2

HOA Fees 150

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX Rocky View Real Estate

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