

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

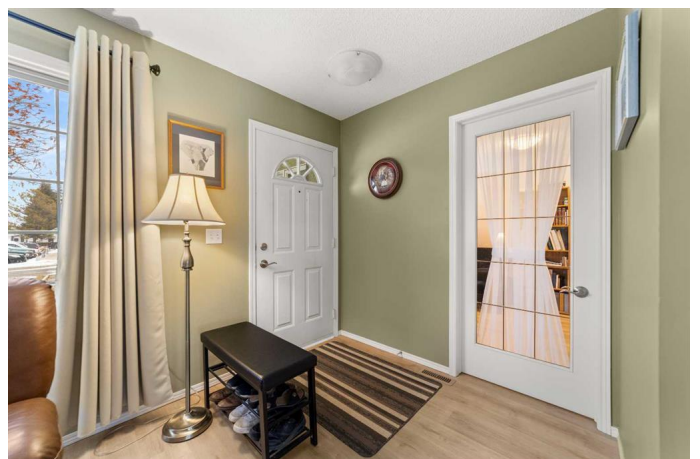
MLS® #A2201768

**\$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 quiet 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!



Built in 1993

### 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, Single Garage Attached, Paved
# 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	Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	13
Zoning	R-2
HOA Fees	150
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.