

1740 6 Avenue NW
Calgary, Alberta

MLS # A2293518



\$1,599,900

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| Division: | Hillhurst | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 2,855 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Low Maintenance | | |

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|--------------------|--|-------------------|------|
| Heating: | In Floor, In Floor Roughed-In, Fireplace(s), Forced Air | Water: | - |
| Floors: | Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Flat Torch Membrane, Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound | | |
| Inclusions: | 3 Bar Fridges, Sauna Heater, 2 Patio Heaters | | |

A rare opportunity to own a truly one-of-a-kind luxury residence in the prestigious inner-city community of Hillhurst. Newly constructed in 2026, this architectural showpiece offers over 3,700 sq ft of meticulously designed living space across four fully developed levels on an oversized lot with unobstructed downtown views. The striking exterior, designed by renowned architect THAD, is paired with refined interiors curated by Maxime Chin of MC Designs & Interiors, blending timeless design with modern luxury. Custom Italian wall paneling, extensive white oak millwork, wide-plank white oak flooring, and oversized black-framed windows create a warm, sophisticated aesthetic while maximizing natural light and capturing stunning city views. The main floor is designed to impress with 10-foot ceilings and soaring 12-foot ceilings in the dining room and great room. The chef-inspired kitchen features a dramatic 12-foot island, panelled JennAir appliances, custom cabinetry, and elevated designer finishes. A private main floor office with custom built-ins adds both functionality and versatility. The second level offers two generously sized bedrooms, a well-appointed bathroom with dual vanities, and a stunning primary retreat. The primary suite includes an expansive 17+ ft walk-in closet and a spa-inspired ensuite with heated tile floors, intricate tilework, dual vanities, and a luxurious shower with integrated audio. The third level is a true entertainer's retreat, featuring a large bonus living space, full bathroom, and access to an exceptional rooftop balcony engineered for a hot tub. Outfitted with retractable Suncoast Enclosures screens, ceiling heaters, and integrated audio, this space delivers a seamless four-season indoor-outdoor living experience with breathtaking downtown views. The fully developed lower level is designed for both wellness and entertainment, featuring a spacious

recreation area with wet bar, wine cellar, full bathroom, and a private in-home sauna. A 250 sq ft sunken space with soaring 12-foot ceilings creates the perfect setting for a home theatre, golf simulator, or performance gym. The exterior continues to impress with a low-maintenance backyard featuring a concrete patio, artificial turf, and integrated outdoor audio. The front yard is finished with elegant Rundle rock landscaping for a clean, maintenance-free aesthetic, and a detached double garage completes the property. Located just steps from the Bow River pathways, Kensington, Queen Elizabeth School, and Calgary's most vibrant inner-city amenities, this exceptional residence offers a rare combination of design, lifestyle, and location in one of the city's most sought-after communities.