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2023A 6 Avenue NW
Calgary, Alberta

MLS # A2340742



$937,500

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,845 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge in utility room

Welcome to this stunning home in one of the district's most sought-after locations. Featuring a beautifully landscaped front yard and a sunny, south-facing backyard, this property offers incredible curb appeal. Step inside to a grand foyer featuring a generous walk-in front closet. The main floor shines with site-finished hardwood floors throughout and includes elegant formal living and dining rooms. At the heart of the home is a bright, open-concept great room complete with a cozy gas fireplace and direct access to the south deck. The expansive kitchen is a culinary delight, featuring a walk-in pantry, gas stove, granite countertops, and an oversized sit-at island with plenty of prep space. A practical mudroom and a 2-piece powder room complete the main level. Upstairs, the home feels incredibly spacious and bright thanks to vaulted ceilings, two skylights, and beautiful hardwood floors. The upper level hosts a convenient laundry room and three bedrooms, including a luxurious primary retreat with a walk-in closet and a spa-like 6-piece ensuite featuring dual sinks, a custom shower, and a relaxing jetted tub. Two additional large bedrooms share a 4-piece family bath. The fully developed lower level offers the ultimate comfort with in-floor hot water heating, a spacious family room, plenty of storage, and a private fourth bedroom with a large walk-in closet and a 3-piece bathroom with a custom shower. Location and convenience simply can't get any better. You're minutes from the vibrant heart of Kensington, the scenic Bow River pathways, and the downtown core. Active families will enjoy immediate access to local parks, off-leash areas, the community outdoor pool and the sportsplex at the West Hillhurst Community Association. Daily life is effortless with top educational institutions like Queen Elizabeth Elementary, Jr. & Sr. High School, SAIT and the U of C nearby, along with

exceptional local amenities including North Hill Centre, a Calgary Public Library, and major medical centres. Plus, commuting across the city is a breeze, with quick access to the LRT and major transportation corridors like 16th Avenue, Memorial Drive, and Crowchild Trail.

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