

\$699,000 - 2436 6 Avenue Nw, Calgary

MLS® #A2119828

\$699,000

3 Bedroom, 4.00 Bathroom, 1,350 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

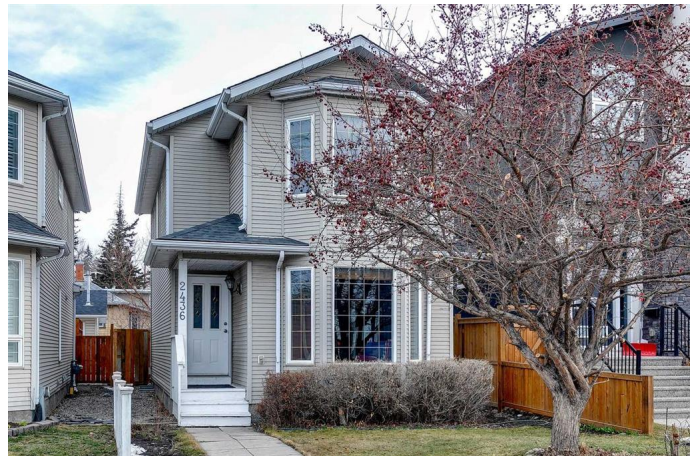
Welcome to this charming two-storey detached home in the heart of West Hillhurst! As you enter, you are greeted by an open main floor layout, with a spacious living room/dining room combination at the front. The kitchen overlooks the massive backyard and includes an eat-in area, perfect for casual dining. There is also a convenient two-piece bathroom and main floor laundry for added convenience.

Upstairs, you will find a large primary bedroom with a walk-in closet and a four-piece ensuite bathroom. The second bedroom is also generously sized and is accompanied by an additional four-piece bathroom.

The basement is fully finished and offers a large den (no window), a three-piece bathroom, and a third bedroom, providing ample space for a growing family or guests.

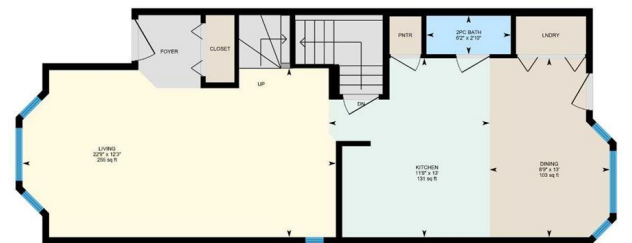
This home features new vinyl flooring throughout, a new refrigerator, updated kitchen countertops, and a hot water tank replaced in 2023. The furnace was serviced and cleaned in 2023, ensuring a cozy and efficient heating system for years to come. Ideally located just steps away from the main bus route, providing easy access to the University of Calgary, Foothills Medical Center, and Downtown. Don't miss this opportunity to own a fantastic home in NW Calgary!

Built in 1997



2436 6 Ave NW, Calgary, AB

Main Floor Exterior Area 683.82 sq ft
Interior Area 626.36 sq ft



0 4 8 ft

PREPARED: 20240403

White regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2436 6 Ave NW, Calgary, AB

1st Floor Exterior Area 660.73 sq ft
Interior Area 608.85 sq ft



0 3 6 ft

PREPARED: 20240403

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Essential Information

MLS® #	A2119828
Price	\$699,000
Sold Price	\$667,300
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,350
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2436 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0X4

Amenities

Parking	None, On Street
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Interior

Interior Features	Closet Organizers, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Gas Water Heater, Range Hood, Refrigerator, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s)

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 25th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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