

\$1,288,880 - 120 6 Avenue Nw, Calgary

MLS® #A2141289

\$1,288,880

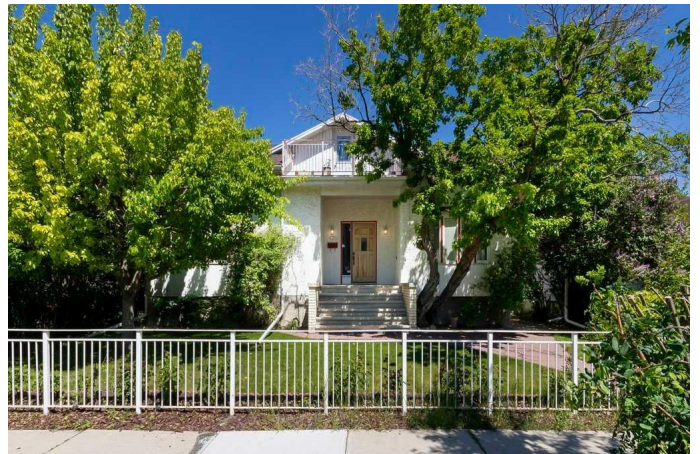
3 Bedroom, 4.00 Bathroom, 2,394 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

Welcome to Crescent Heights, one of Calgary's most sought-after inner city neighbourhoods!!

This beautiful home with 3 Bedrooms & 4.5 Baths offers over 4000 Sq Ft of finished space on 3 levels, and is situated on a luscious treed 50' X 120' lot. With only 6 homes on this block, you are steps away from the iconic skyline city views seen from Crescent Road NW. As you walk through the main level, the open concept floor plan features a primary bedroom with 5 piece ensuite, separate shower/walk-in closet, secondary bedroom and 5 piece bathroom. The central kitchen showcases stainless steel appliances, a Wolf gas range stove, solid hardwood floors, granite countertops and patio doors that open onto your private courtyard. The main floor also features a living room with gas fireplace, dining area, family room with wood fireplace, powder room and laundry room. Trendy loft style guest room includes it's very own bedroom, great room, 3 piece bath, private entrance, terrace overlooking the courtyard and a rooftop patio with downtown and mountain views. The basement level offers ample space with a large recreation room, 3 piece bath and a den, and plenty of storage/cold room. Other features include: covered carport and heated double garage for a total of 4-car secure parking. Prime location close to Crescent Heights Community Centre, Rotary Park



and just minutes to downtown. Donâ€™t miss out on this hidden gem. One-of-a-kind opportunity for your future development/dream home. Book your private viewing today!

Built in 1929

Essential Information

MLS® #	A2141289
Price	\$1,288,880
Sold Price	\$1,190,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,394
Acres	0.14
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	120 6 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0A1

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Alley Access, Carport, Covered, Double Garage Detached, Enclosed, Garage Door Opener, Heated Garage

Interior

Interior Features	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Courtyard, Uncovered Courtyard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Street Lighting, Rectangular Lot, Treed, Views
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 11th, 2024
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.