

\$549,900 - 6, 52 6 Street Ne, Calgary

MLS® #A2145649

\$549,900

3 Bedroom, 2.00 Bathroom, 1,356 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Experience the epitome of modern inner-city living in this exceptional residence, perfectly designed to meet the demands of remote work or to provide the option for a third bedroom. Located just a short 10-minute walk from downtown, this home is ideal for professionals seeking a break from stressful commutes. With its low-maintenance lifestyle, you can focus on what truly matters.

Abundant windows fill the space with natural light, creating a bright and inviting atmosphere throughout. The top floor features a lofted bedroom with a spacious walk-in closet. The large bathroom includes double sinks, a separate soaker tub, a separated toilet room and a shower stall. Enjoy two balconies—one overlooking a serene greenspace and the other offering breathtaking views of downtown.

The second floor boasts a comfortable living area, a dining space perfect for entertaining, a cozy wood-burning fireplace, and a kitchen equipped with a gas range for culinary enthusiasts. The ground floor includes a full bathroom and a generously sized den that can easily be converted into an office or bedroom. The fully developed basement offers a bedroom, storage/office space, and a convenient laundry area.

Step outside to a private patio, an idyllic setting for hosting barbecues and entertaining guests. The unit also has two dedicated



tandem parking stalls directly access through the private patio. Located in the sought-after Bridgeland neighborhood, this home is within walking distance to excellent restaurants, grocery stores, dry cleaners, coffee shops, and more. Additionally, this property offers the flexibility to be used for Airbnb, providing an excellent opportunity for extra income or hosting visitors.

Embrace the ultimate blend of style, functionality, and convenience in this remarkable residence.

Built in 2000

Essential Information

MLS® #	A2145649
Price	\$549,900
Sold Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	6, 52 6 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E3S9

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Off Street, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	July 19th, 2024
Days on Market	20
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Hope Street Real Estate Corp.
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