

# \$1,595,000 - 2314 6 Avenue Nw, Calgary

MLS® #A2168255

**\$1,595,000**

5 Bedroom, 4.00 Bathroom, 2,624 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Unbeatable location! Situated on a picturesque tree-lined street in West Hillhurst, this remarkable family home will wow with its craftsmanship and style. A contemporary design sitting on a rare 40'x130' lot is enhanced by a meticulously manicured front and backyard designed by Urban Outdoor Design, and an inviting front covered porch where you can relax and say hello to the passing neighbours. A large foyer with stone tiles invites you inside where you will find beautiful wainscoting and Merbeau Hardwood floors adding sophistication and warmth. Centering the foyer is a spacious den that was converted to into a home office and formal dining room with a built-in bar to showcase your finest crystal and wine glasses. A gourmet kitchen was upgraded in 2018 and features stunning full height re-finished cabinets, new pristine quartz countertops and backsplash tiling. Your inner chef will rejoice with the quality appliances including Wolf Induction range. A large centre island offers plenty of seating while a corner pantry ensure you have plenty of additional storage. Adjacent to the kitchen is a spacious breakfast nook for everyday dining and an open great room offers large windows, corner gas fireplace with gorgeous oak mantle & custom built-ins that were added at the same time as the office was done (2012). The impressive stairwell leading to the upper level is all hardwood flooring which continues throughout the upper floor where your attention will be drawn to the



soaring ceilings and you'll find a convenient laundry, full bath and 4 spacious bedrooms with vaulted ceilings. The tranquil primary retreat is adorned in natural light with a deep walk-in closet with custom shelving and a lavish 6pc renovated ensuite complete with in-floor heat, separate his/her sinks, deep clawfoot tub and glass enclosed shower. The fully developed lower was professionally completed in 2010 and showcases in-floor heating, wet bar complete with Subzero bar fridge and Subzero full size wine fridge, family room with bar seating and custom media wall with built-in bookshelves and storage. An ideal play room and custom homework station ensure plenty of space for kids to study or do crafts. A full bathroom and convenient guest bedroom complete the level. The extra large backyard is a true oasis and was designed by Urban Outdoor Design in 2022 and features an upgraded 6 Station Irrigation system and oversized double detached garage. Relax and enjoy dinners al fresco or enjoy a fire under the awning covered pergola with friends. Gardening enthusiasts will love the ample green space and BBQs can be enjoyed under the covered pergola. This unbeatable home is primely situated within walking distance to the Bow River Pathway System, downtown, trendy Kensington, and schools. Come experience this stunning family home and enjoy all of the amenities that West Hillhurst has to offer!

Built in 2004

**Essential Information**

MLS® #	A2168255
Price	\$1,595,000
Sold Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4

Square Footage	2,624
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	2314 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0X2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 26th, 2024
Date Sold	September 29th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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