

\$1,128,000 - 2433 6 Avenue Nw, Calgary

MLS® #A2168414

\$1,128,000

4 Bedroom, 5.00 Bathroom, 2,056 sqft

Residential on 0.01 Acres

West Hillhurst, Calgary, Alberta

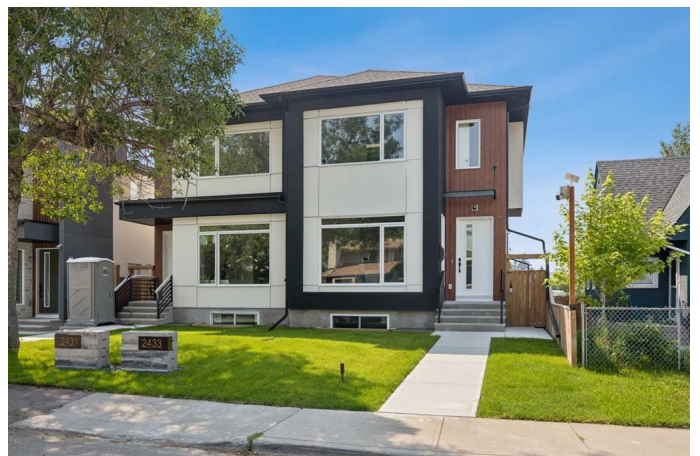
ATTRACTIVE PRICE FOR AN ATTRACTIVE HOME!!!! BIG MORTGAGE HELPER!

Live-up, rent-down creates \$2000+/month rental income. Welcome home! This contemporary 2024 New Build is nestled in the highly sought-after neighbourhood of West Hillhurst featuring top-rated schools, restaurants and shops! This semi-detached home in the heart of the inner city offers a seamless blend of luxurious living and urban convenience.

As you step inside, you'll be stunned by the sense of spaciousness of the open concept and the warmth of the interior design. The main floor features 10-foot ceilings completed with a floating ceiling drop integrated with LEDs above the kitchen island. The chef's kitchen featuring top-of-the-line Fisher and Paykel appliances, including a built-in fridge, dishwasher, microwave, and wall oven. The remarkable 4'x9' black leathered marble kitchen island is a fantastic gathering spot for family and friends while you are preparing a delicious meal for them.

A dedicated office space on the main floor offers quiet and enclosed space for the convenience of working from home. The party wall throughout the house has been upgraded for better soundproofing.

Heading upstairs, three spacious bedrooms, each with its OWN ENSUITE, ensure privacy and comfort for all. The convenience of the primary laundry room on this floor adds to the home's practicality and ease of living. The



luxurious master suite, complete with a walk-in closet and a spa-like ensuite bathroom boasting upgraded in-floor heating, a soaking tub, and a separate shower finished with high-end Italian tile. The legal secondary suite in the basement offers one large bedroom and a spacious living room with a large walk-in closet, designed specifically for a second-bedroom conversion. The whole basement has also been upgraded for better soundproofing. Finally, a 21'X21' oversized double detached garage features an EV charger and an 8' garage door, which provides more than enough space for parking trucks and storing larger vehicles. Don't miss the opportunity of finding the home where your heart belongs.

Built in 2023

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2168414 |
| Price | \$1,128,000 |
| Sold Price | \$1,050,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,056 |
| Acres | 0.01 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Sold |

Community Information

| | |
|-------------|------------------|
| Address | 2433 6 Avenue Nw |
| Subdivision | West Hillhurst |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0X5 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Dry Bar, Wired for Sound |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Washer, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Electric Oven, Humidifier, Wine Refrigerator |
| Heating | High Efficiency, In Floor, Fireplace(s), Forced Air, In Floor Roughed-In |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Gas Starter, Tile |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Separate/Exterior Entry |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters, Barbecue |
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Stucco, Metal Frame, Metal Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 24th, 2024 |
| Date Sold | October 21st, 2024 |
| Days on Market | 26 |
| Zoning | R-CG |
| HOA Fees | 0.00 |

Listing Details

Listing Office

Homecare Realty Ltd.

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