

\$1,099,000 - 2210 6 Avenue Nw, Calgary

MLS® #A2173963

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,100 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Luxurious inner-city dream home with over 3,030 sq. ft. of expertly finished space. This quiet tree-lined street is within walking distance to schools, the LRT Station, Kensington, downtown and the extensive river pathways, then come home to a sophisticated retreat perfect for any busy family. Lovingly maintained, the current owners took every opportunity to increase the functionality of the home. The high-end upgrades are extensive including central air conditioning, underground irrigation, custom garage storage solutions, California closets built-ins and wall bed, top-of-the-line wine racks, built-in speakers on all 3 levels and much more. Grand 10' ceilings and gleaming wide plank hardwood floors immediately impress upon entry. Entertain with ease in the front-facing dining room with gorgeous designer lighting for a casually elegant ambience. The custom gourmet kitchen inspires culinary creativity featuring high-end black stainless steel appliances including a smart fridge and gas cooktop, full-height cabinetry and a massive island with both butcher block and quartz countertops. Put your feet up and relax in the adjacent living room in front of the floor-to-ceiling tile-encased fireplace while ambient music plays from the built-in speakers. Conveniently a custom mudroom and a powder room are tucked away near the rear entrance for a quick clean-up upon entry. Hardwood open riser, glass railed stairs glamorously lead to the upper level. The



primary bedroom is a true owner's retreat with a trayed ceiling, a large picture window and a lavish ensuite boasting dual sinks, a deep soaker tub, an oversized shower and a custom walk-in closet. Both additional bedrooms are spacious and bright with custom blackout blinds and easy access to the stylish 4-piece ensuite. Laundry with a sink, storage and folding space is also conveniently on this level. An entertainer's dream, the finished basement invites everyone to gather in the rec room for movies, games and sporting events. Easily refill drinks and snacks at the wet bar or procure your favourite bottle of wine from the cellar. The 4th bedroom is extremely versatile for both guests and a playroom thanks to the California Closet custom built-in cabinets with Murphy wall bed and large walk-in closet. Another beautifully styled bathroom is also on this level. The full-width deck and patio hosts casual barbeques, summers dining al fresco and lazy weekends lounging surrounded by a beautiful professionally designed low-maintenance garden. Underground sprinklers and permanent subtle Gemstone holiday lights mean less work for you! This exceptional home is in an unsurpassable location that lets you skip the lengthy commute and spend your time on the river pathways, Riley Park or strolling through Kensington. Nearby neighbourhood amenities include restaurants, a pharmacy, a soon-to-be grocery store and the community centre. Close to Foothills and Children's hospitals, U of C, SAIT and more!

Built in 2018

Essential Information

MLS® #	A2173963
Price	\$1,099,000
Sold Price	\$1,130,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,100
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2210 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0W9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	October 25th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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