

\$1,195,000 - 120 6 Avenue Nw, Calgary

MLS® #A2175858

\$1,195,000

3 Bedroom, 5.00 Bathroom, 2,376 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

TEAR DOWN & REBUILD YOUR LUXURY INNER CITY HOME, RENOVATE OR MOVE IN & ENJOY | Welcome to this quiet street on the ridge in the sought after & family friendly inner city community of Crescent Heights, one of Calgary's most coveted inner-city neighborhoods! This well-finished 2-storey home features over 4000 sqft of living space with 3 bedrooms & 4.5 bathrooms! Offering breathtaking views of the iconic city skyline from Crescent Road.

The main floor with timeless style features glistening hardwood floors, a bright & elegant kitchen, sophisticated dining room, family room with gas fireplace & stunningly appointed living room with wood burning fireplace. This chef-caliber kitchen showcases fresh cabinetry, stone counters, contemporary backsplash & high end Wolf Gas range. The kitchen leads to the dining room, perfect for family dinners or entertaining guests. Seamless entertaining flourishes here. Patio doors also lead to your own private courtyard. You will also find the convenient powder room and laundry room.

Continuing on the main floor you will be pleased to see the primary bedroom with 5 piece ensuite with separate shower/walk-in closet. Rounding off the main floor you will find a second bedroom and 5 piece bathroom. The spacious second floor offers a private bedroom, a spacious great room, a 3-piece bath, its own entrance, a terrace overlooking



the courtyard, and a rooftop patio with sweeping views of downtown and the mountains.

The expansive lower level features a large recreation room, another 3-piece bath, a den, and ample storage. Enjoy the warm summer nights ahead with this massive backyard with mature trees, a heated double garage and a covered carport.

Located just steps from the Crescent Heights Community Centre and Rotary Park, and only minutes away from downtown, this property presents a rare opportunity. Don't miss your chance to own this hidden gem, ideal for your future development or dream home. Schedule your private viewing today!

Built in 1929

Essential Information

MLS® #	A2175858
Price	\$1,195,000
Sold Price	\$1,125,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,376
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, Covered, Carport, Double Garage Detached, Enclosed, Garage Door Opener, Heated Garage

Interior

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

Exterior

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

Additional Information

Date Listed	October 30th, 2024
Date Sold	November 22nd, 2024
Days on Market	23
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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