\$1,024,900 - 1706 6 Avenue Nw, Calgary

MLS® #A2208032

\$1,024,900

4 Bedroom, 4.00 Bathroom, 2,006 sqft Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE SAT & SUN 12-4PM Welcome to this beautiful 4-bedroom home situated on a quiet, tree-lined street just steps from the heart of Kensington. Meticulously maintained with thoughtful upgrades over the years, this home offers over 2,900 sq. ft. of stylish, functional living space in one of Calgary's most sought-after inner-city communities. The main floor is warm and inviting with an open-concept layout, ideal for entertaining and everyday living. The spacious kitchen is a true centrepiece, featuring quartz countertops, a gas cooktop, Bosch appliances, and a walk-in pantry. The adjacent family room, complete with a cozy gas fireplace, overlooks the backyard and connects through a mudroom featuring a custom glass dog gate - perfect for keeping pups at bay on muddy days. Step outside to a low-maintenance backyard with artificial grass, a spacious Duradek deck, and a 10x14 ft retractable awning trimmed with fairy lights - setting the scene for magical summer evenings! Upstairs, the primary suite offers a peaceful retreat with a double-sided fireplace, a massive walk-in closet, and a spa-like 5-piece ensuite with quartz countertops, double vanities, skylight, and a luxurious air-jet tub. Two additional bedrooms, a full bathroom, and upper-level laundry complete this level. The fully developed basement is warmed with in-floor heating and features cork flooring, a fourth bedroom, full bathroom, large rec room, wet bar, and a built-in Sonos sound system (also







on the main floor). Notable upgrades include: a new hot water tank (2024), increased attic insulation (R-factor >70), water softener, annually serviced furnace and A/C, and a Telus-monitored video security system (front and back). The beautifully landscaped front yard is enclosed with a sleek black anodized aluminum fence, while the heated double garage provides secure, year-round parking. All of this, just a short walk to shops, restaurants, parks, top-rated schools, the Bow River Pathway, and downtown. This is inner-city living at its finest. Don't miss your chance to make this exceptional Hillhurst home your own!

Built in 2011

Essential Information

MLS® # A2208032 Price \$1,024,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,006
Acres 0.08

Year Built 2011

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 1706 6 Avenue Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2N0W2

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking

Home, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In

Closet(s)

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Awning(s), BBQ gas line, Garden, Lighting, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Street

Lighting

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025

Days on Market 14

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.