



# 120 6 Avenue Calgary Alberta

\$1,195,000

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, idea...

Recreational, Games room 30.17 Ft x 13.42 Ft

Kitchen 12.75 Ft x 10.17 Ft

Other 10.33 Ft x 9.00 Ft

Furnace 14.75 Ft x 13.00 Ft

Bedroom 14.92 Ft x 10.17 Ft

Family room 19.25 Ft x 14.58 Ft

Foyer 13.00 Ft x 6.92 Ft

Other 8.83 Ft x 6.42 Ft

Primary Bedroom 13.75 Ft x 12.00 Ft

Bedroom 11.17 Ft x 9.25 Ft

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Listing Presented By:



Originally Listed by:

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Mirror

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**Storage** 18.58 Ft x 10.17 Ft  
**3pc Bathroom** 7.00 Ft x 6.50 Ft  
**Kitchen** 17.00 Ft x 12.58 Ft  
**Dining room** 12.67 Ft x 13.00 Ft  
**Living room** 15.00 Ft x 14.17 Ft

**2pc Bathroom** 10.33 Ft x 4.17 Ft  
**5pc Bathroom** 9.50 Ft x 4.92 Ft  
**5pc Bathroom** 14.17 Ft x 4.92 Ft  
**Other** 7.25 Ft x 5.67 Ft