



# 1613 6 Street Calgary Alberta

\$1,185,000

Welcome to beautiful Rosedale! This spacious home boasts 2000 sqft of living space across main and upper floors. Featuring 3 bedrooms and 3 recently renovated bathrooms, including a luxurious 5pc Master Ensuite. The lower level has been recently suited (illegal), offering additional living space. The main floor layout is ideal, with a large front living room featuring a wood-burning fireplace, an open secondary living area, and a kitchen with dining area and breakfast nook, complete with another cozy wood-burning fireplace. The kitchen has been fully renovated with new Viking gas stove, stainless steel appliances, subway tiling, refinished cabinetry, and quartz countertops. Refinished hardwood floors span wall-to-wall throughout the main floor, which also includes main floor laundry and mudroom, 2 bedrooms, and a renovated 3pc bath with private access to the suite. Upstairs, the master bedroom is expansive with a luxurious 5pc ensuite boasting a soaker tub, luxury shower, and dual walk-in closets. The fully permitted (illegal) suite on the lower level is bachelor-designed with a new kitchen, flooring, windows, large closets, and storage. There is also a gym, hobby room, work room, and its own laundry facilities. The home features 2 furnaces, 2 water tanks, new electrical, and plumbing. Outside, you'll find a southwest-facing private landscaped yard with gardens, a large deck, stone paving blocks, focal firepit, and just enough lawn. There's also a large, oversized, heated garage. Located on a quiet, no-thru street in the heart of Rosedale, this home offers both charm and modern conveniences in a desirable neighborhood setting. Walk to downtown, Kensington, Rosedales K-9 school, tennis courts, park, and the bluff / pathways, overlooking the city and mountains. This is serious value at this price point in this location... (id:6769)

5pc Bathroom 13.42 Ft x 10.58 Ft

Primary Bedroom 17.83 Ft x 13.00 Ft

Guest suite 11.50 Ft x 10.42 Ft

3pc Bathroom Measurements not available

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Office 10.58 Ft x 9.33 Ft

Laundry room 11.50 Ft x 10.50 Ft

3pc Bathroom 7.92 Ft x 6.50 Ft

Family room 12.08 Ft x 22.08 Ft

Bedroom 10.33 Ft x 9.83 Ft

Bedroom 10.33 Ft x 7.92 Ft

Kitchen 10.83 Ft x 10.50 Ft

Dining room 12.42 Ft x 10.75 Ft

Laundry room 14.33 Ft x 4.92 Ft

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