



# 2210 6 Avenue Calgary Alberta

\$1,099,000

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, t...

Recreational, Games room 18.92 Ft x 18.25 Ft  
 Other 6.58 Ft x 7.42 Ft  
 Furnace 6.67 Ft x 16.92 Ft  
 Bedroom 10.33 Ft x 14.08 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Foyer 5.83 Ft x 9.42 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 9.83 Ft x 5.58 Ft  
 Other 9.83 Ft x 7.50 Ft  
 Primary Bedroom 12.83 Ft x 13.58 Ft  
 Bedroom 9.75 Ft x 11.92 Ft  
 Bedroom 9.92 Ft x 17.33 Ft

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Listing Presented By:



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### Mirror

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Dining room 14.00 Ft x 13.50 Ft

Kitchen 19.92 Ft x 20.83 Ft

Living room 16.00 Ft x 14.67 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft