



## 2433 6 Avenue Calgary Alberta

\$1,128,000

ATTRACTIVE PRICE FOR AN ATTRACTIVE HOME!!!! BIG MORTGAGE HELPER! Live-up, rent-down creates \$2000+/month rental income. Welcome home! This contemporary 2024 New Build is nestled in the highly sought-after neighbourhood of West Hillhurst featuring top-rated schools, restaurants and shops! This semi-detached home in the heart of the inner city offers a seamless blend of luxurious living and urban convenience. As you step inside, you'll be stunned by the sense of spaciousness of the open concept and the warmth of the interior design. The main floor features 10-foot ceilings completed with a floating ceiling drop integrated with LEDs above the kitchen island. The chef's kitchen featuring top-of-the-line Fisher and Paykel appliances, including a built-in fridge, dishwasher, microwave, and wall oven. The remarkable 4'x9' black leathered marble kitchen island is a fantastic gathering spot for family and friends while you are preparing a delicious meal for them. A dedicated office space on the main floor offers quiet and enclosed space for the convenience of working from home. The party wall throughout the house has been upgraded for better soundproofing. Heading upstairs, three spacious bedrooms, each with its OWN ENSUITE, ensure privacy and comfort for all. The convenience of the primary laundry room on this floor adds to the home's practicality and ease of living. The luxurious master suite, complete with a walk-in closet and a spa-like ensuite bathroom boasting upgraded in-floor heating, a soaking tub, and a separate shower finished with high-end Italian tile. The legal secondary suite in the basement offers one large bedroom and a spacious living room with a large walk-in closet, designed specifically for a second-bedroom conversion. The whole basement has also been upgraded for better soundproofing. Finally, a 21'X21' oversized double detached garage features an...

Furnace 2.54 M x 2.64 M

Other 1.63 M x 16.79 M

Bedroom 4.01 M x 2.90 M

Other .89 M x 1.35 M

Laundry room 1.63 M x .99 M

Other 2.72 M x 3.61 M

Storage 1.80 M x 1.83 M

Other 2.01 M x 1.91 M

Dining room 4.22 M x 4.42 M

Other 5.05 M x 4.22 M

Office 1.60 M x 1.68 M

Other 2.19 M x 1.55 M

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Listing Presented By:



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CIR

REALTY

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Dining room 1.58 M x 2.21 M

Storage .94 M x 3.86 M

Family room 3.83 M x 4.55 M

4pc Bathroom 2.72 M x 1.73 M

Living room 3.89 M x 4.55 M

2pc Bathroom 1.50 M x 1.60 M

Primary Bedroom 4.24 M x 4.09 M