



207 6 Street Calgary Alberta

\$899,900

Welcome to this exceptional 3-level end-unit townhome located in one of Calgary's most coveted inner-city neighborhoods--where urban living meets timeless charm. Just steps from the Bow River, Peace Bridge, and Prince's Island Park, this residence offers an outstanding lifestyle near downtown, without being in the heart of the hustle. Boasting four spacious bedrooms, five beautifully appointed bathrooms and separate walk-up to street level where secondary living would be subject to approval & permitting by the city, this home offers incredible flexibility and future potential. The elevated West Coast-inspired interior design brings a sense of calm and sophistication, with clean lines, warm wood accents, and thoughtfully curated finishes throughout. The bright and open main living area is flooded with natural light thanks to the corner unit positioning and features expansive windows, refined living spaces, and a modern kitchen built for both function and style. Upgraded from top to bottom you will commence your tour with the gorgeous engineered Oak flooring that seamlessly flows throughout this beautiful home. Unobtrusively transitioning from the generous living room boasting a beautiful built-in feature fireplace with tile surround, effortlessly by the quaint custom built-in desk to the generous dining area to the The Chef's kitchen. Immerse yourself in the luxury of all upgraded Samsung sleek stainless steel appliances including a 2 oven dual fuel range with gas cook top, custom pantry with pull-out drawers, ceiling height cabinetry with under cabinet lighting and soft close hinges just to highlight a few notables. Stunning quartz counters, built-in wine fridge and custom blinds compliment the space. Explore the 2nd level where you will find two generous bedrooms, each with their very own private en suite, walk-in closet, ceiling fans and Cat-6 outlets throughout. The ...

Bedroom 11.42 Ft x 10.83 Ft

Other 7.00 Ft x 5.92 Ft

3pc Bathroom 11.00 Ft x 5.92 Ft

Bedroom 12.42 Ft x 11.67 Ft

Other 11.58 Ft x 4.25 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Laundry room 3.42 Ft x 3.42 Ft

Primary Bedroom 16.42 Ft x 11.67 Ft

Other 7.08 Ft x 5.08 Ft

Other 6.83 Ft x 6.50 Ft

Family room 12.83 Ft x 11.50 Ft

Bedroom 11.33 Ft x 10.92 Ft

Furnace 5.58 Ft x 4.75 Ft

Foyer 3.67 Ft x 3.50 Ft

Other 3.58 Ft x 3.08 Ft

Storage 4.92 Ft x 4.75 Ft

4pc Bathroom 7.25 Ft x 4.83 Ft

Living room 14.25 Ft x 10.58 Ft

Listing Presented By:



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