



# 2431 6 Avenue Calgary Alberta

\$1,094,500

**BIG MORTGAGE HELPER!!** Live-up, rent- down creates \$2000+/month rental income. Welcome to this contemporary 2025 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. The large quartz kitchen island is a fantastic gathering spot for family and friends while you are preparing a delicious meal for them. A walk-in pantry in the kitchen creates extra storage space. The double-layered party wall throughout the house has been upgraded for better soundproofing. Heading upstairs, three spacious bedrooms, each with its OWN ESUITE, 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 EV charger and an 8' garage door, which provides more than enough space for parking trucks and storing larger vehicles. Don't miss the opportunity of find the home where your...

- Furnace 8.33 Ft x 8.67 Ft
- Other 5.33 Ft x 5.08 Ft
- Bedroom 13.17 Ft x 9.50 Ft
- Other 2.92 Ft x 4.42 Ft
- Laundry room 5.33 Ft x 3.25 Ft
- Other 8.92 Ft x 11.83 Ft

- Storage 6.92 Ft x 6.00 Ft
- Other 6.58 Ft x 6.25 Ft
- Other 16.58 Ft x 13.83 Ft
- Living room 12.75 Ft x 14.92 Ft
- Dining room 13.83 Ft x 14.50 Ft
- Office 5.25 Ft x 5.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 5.17 Ft x 7.25 Ft

Storage 3.08 Ft x 12.67 Ft

Family room 12.58 Ft x 14.92 Ft

4pc Bathroom 8.92 Ft x 5.67 Ft

Other 7.17 Ft x 5.08 Ft

2pc Bathroom 4.92 Ft x 5.25 Ft

Primary Bedroom 13.92 Ft x 13.42 Ft