



2725 6 Avenue Calgary Alberta

\$799,900

Located on one of West Hillhurst's most established & quiet premier streets! This updated 2+2 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood & tile flooring & high ceilings, showcasing the spacious living room with corner feature fireplace & tray ceiling & the adjoining formal dining area with built-in hutch & elegant chandelier. Just a few steps away, is the kitchen which is tastefully finished with granite counter tops, island/eating bar, plenty of storage space (including pantry), stainless steel appliances, casual eating area & built-in computer desk. A breathtaking 2 storey atrium provides a peaceful retreat - perfect for a quiet den or studio space. The second level hosts a generous sized bedroom plus an office (or bedroom) with access to the deck. A laundry room & 4 piece bath complete the second level. A very spacious primary bedroom with Juliette balcony overlooking the atrium, encompasses the entire top level & features a walk-in closet & private 5 piece ensuite with dual vanities, relaxing jetted tub & oversized shower. The lower level includes a bedroom/office & 2 piece powder room & the basement is partially developed with a bedroom & den/wetbar. Other notable features include PEX plumbing & 30 year shingles (installed in 2018). Outside, enjoy the large south facing deck, private patio area & double attached garage. The location can't be beat! Just steps from a baseball diamond, Karl Fisher Offleash Park, Bow River pathways & close to Foothills & Children's Hospitals, U of C, schools, shopping, public transit & easy access to Memorial Drive & Crowchild Trail. (id:6769)

Den 13.00 Ft x 11.33 Ft
Furnace 13.25 Ft x 5.33 Ft
Storage 13.17 Ft x 11.17 Ft
Bedroom 8.58 Ft x 8.00 Ft
Bedroom 11.58 Ft x 9.75 Ft
2pc Bathroom .00 Ft x .00 Ft
Kitchen 14.08 Ft x 12.00 Ft
Dining room 13.00 Ft x 10.00 Ft

Living room 16.00 Ft x 15.50 Ft
Foyer 12.08 Ft x 6.17 Ft
Other 14.00 Ft x 14.00 Ft
Other 11.17 Ft x 8.75 Ft
Laundry room 11.17 Ft x 5.00 Ft
Primary Bedroom 24.50 Ft x 15.92 Ft
Bedroom 18.08 Ft x 11.33 Ft
4pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



Originally Listed by:
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Breakfast 13.00 Ft x 10.00 Ft

5pc Bathroom .00 Ft x .00 Ft