



## 415 6 Street Calgary Alberta

\$849,000

Filled with natural light and boasting downtown views, this modern corner-lot home offers exceptional style and functionality in the heart of Bridgeland. Designed with an open-concept layout, high ceilings, and engineered hardwood floors, the main floor flows effortlessly -- perfect for entertaining or relaxing by the sleek gas fireplace. The kitchen features quartz countertops, a large island with breakfast bar, and a commercial-grade gas stove, making it the true heart of the home. Upstairs, the primary suite includes a walk-in closet and spa-like ensuite with a soaker tub and glass walk-in shower, while two additional bedrooms and a 4-piece bath complete the level. A fully finished basement with separate entrance adds an illegal basement suite for income potential or multi-generational living, offering a bedroom with walk-in closet, full kitchen, living room, 3-piece bath, and private laundry. Set in one of Calgary's most walkable communities, you're just minutes from downtown, top-rated restaurants, green spaces, playgrounds, transit, and Langevin School. (id:6769)

4pc Bathroom 6.42 Ft x 7.83 Ft

Other 12.25 Ft x 7.50 Ft

Bedroom 10.00 Ft x 9.83 Ft

Recreational, Games room 12.25 Ft x 12.67 Ft

Furnace 5.33 Ft x 9.75 Ft

2pc Bathroom 5.17 Ft x 5.50 Ft

Dining room 11.67 Ft x 9.75 Ft

Kitchen 14.58 Ft x 12.58 Ft

Living room 16.33 Ft x 17.25 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

4pc Bathroom 7.50 Ft x 8.75 Ft

Bedroom 9.25 Ft x 11.25 Ft

Bedroom 11.67 Ft x 12.08 Ft

Laundry room 6.00 Ft x 8.75 Ft

Primary Bedroom 9.08 Ft x 14.08 Ft

Listing Presented By:



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