



2023 6 Avenue Calgary Alberta

\$937,500

Welcome to this stunning home in one of the district's most sought-after locations. Featuring a beautifully landscaped front yard and a sunny, south-facing backyard, this property offers incredible curb appeal. Step inside to a grand foyer featuring a generous walk-in front closet. The main floor shines with site-finished hardwood floors throughout and includes elegant formal living and dining rooms. At the heart of the home is a bright, open-concept great room complete with a cozy gas fireplace and direct access to the south deck. The expansive kitchen is a culinary delight, featuring a walk-in pantry, gas stove, granite countertops, and an oversized sit-at island with plenty of prep space. A practical mudroom and a 2-piece powder room complete the main level. Upstairs, the home feels incredibly spacious and bright thanks to vaulted ceilings, two skylights, and beautiful hardwood floors. The upper level hosts a convenient laundry room and three bedrooms, including a luxurious primary retreat with a walk-in closet and a spa-like 6-piece ensuite featuring dual sinks, a custom shower, and a relaxing jetted tub. Two additional large bedrooms share a 4-piece family bath. The fully developed lower level offers the ultimate comfort with in-floor hot water heating, a spacious family room, plenty of storage, and a private fourth bedroom with a large walk-in closet and a 3-piece bathroom with a custom shower. Location and convenience simply can't get any better. You're minutes from the vibrant heart of Kensington, the scenic Bow River pathways, and the downtown core. Active families will enjoy immediate access to local parks, off-leash areas, the community outdoor pool and the sportsplex at the West Hillhurst Community Association. Daily life is effortless with top educational institutions like Queen Elizabeth Elementary, Jr. & Sr. High School, SAIT and the U of C nearby, a...

Primary Bedroom 12.00 Ft x 12.00 Ft

Other 8.42 Ft x 5.17 Ft

6pc Bathroom 10.42 Ft x 9.00 Ft

Bedroom 11.50 Ft x 9.67 Ft

Other 5.17 Ft x 5.08 Ft

Bedroom 10.42 Ft x 9.67 Ft

Other 11.67 Ft x 4.92 Ft

3pc Bathroom 9.58 Ft x 4.92 Ft

Furnace 10.75 Ft x 9.58 Ft

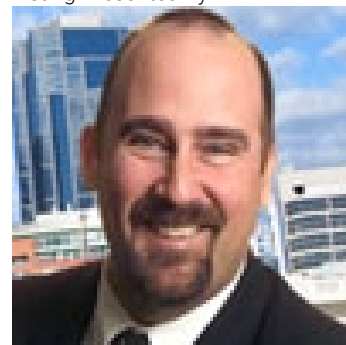
Foyer 6.17 Ft x 5.42 Ft

Living room 11.92 Ft x 9.17 Ft

Dining room 10.33 Ft x 8.08 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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4pc Bathroom 8.33 Ft x 4.92 Ft
Laundry room 10.42 Ft x 5.50 Ft
Family room 18.67 Ft x 15.67 Ft
Bedroom 13.33 Ft x 11.67 Ft

Kitchen 14.58 Ft x 10.58 Ft
Family room 14.08 Ft x 14.00 Ft
2pc Bathroom 5.17 Ft x 5.00 Ft