



2433 6 Avenue Calgary Alberta

\$1,228,000

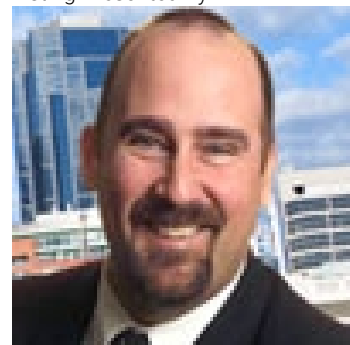
Welcome to this exquisite 2024 New Build home, nestled in the highly sought-after West Hillhurst neighborhood! This stunning duplex embodies contemporary elegance and is perfectly situated in the heart of the inner city, offering a seamless blend of luxurious living and urban convenience. From the moment you step inside, you'll be captivated by the sense of grandeur and spaciousness, accentuated by soaring 10-foot ceilings throughout the main living areas. The chef's kitchen is a masterpiece, featuring top-of-the-line Fisher and Paykel appliances, including a built-in fridge and dishwasher, complemented by a stainless steel oven and microwave. The centrepiece--a remarkable 4'x9' foot black leathered marble kitchen island--serves as both a culinary haven and a gathering place for family and friends. The open floor plan effortlessly connects the kitchen, dining, and living areas, creating a bright and inviting space ideal for everyday living and entertaining. A dedicated office space on the main floor offers a tranquil retreat for remote work or personal endeavours. The party wall throughout the house is double-layer drywalled for soundproofing. Upstairs, three spacious bedrooms, each with its own ensuite, ensure privacy and comfort for all. The convenience of a main laundry room on this floor adds to the home's practicality and ease of living. Indulge in 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 adorned with high-end Italian tile. APARTMENT STYLE 860sqft BRIGHT HIGH CEILING LEGAL BASEMENT SUITE is a great mortgage helper (and potentially increases borrowing power). It offers one large bedroom and a huge living room, which is designed specifically for easy second-bedroom conversion with a large walk-in closet. It features a sound barrier ceiling throu...

- Furnace 8.33 Ft x 8.67 Ft
- Other 5.33 Ft x 55.08 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 5.92 Ft x 6.00 Ft
- Other 6.58 Ft x 6.25 Ft
- Dining room 13.83 Ft x 14.50 Ft
- Other 16.58 Ft x 13.83 Ft
- Office 5.25 Ft x 5.50 Ft
- Living room 12.75 Ft x 14.92 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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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