



## 2610 6 Avenue Calgary Alberta

\$1,289,000

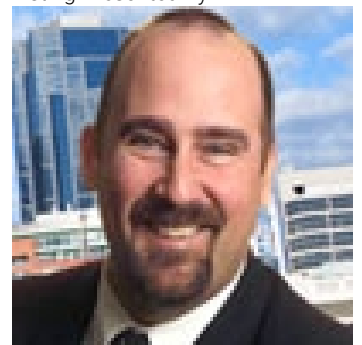
**\*\* OPEN HOUSE: Sunday, Dec. 8th 2-4pm \*\*** Welcome to 2610 6 Ave NW, a stunning brick exterior home nestled in a highly desirable neighborhood! This beautifully designed residence features an inviting dining room that leads into an open floor concept seamlessly connecting to the gourmet kitchen. The modern kitchen is a chef's dream, complete with high-end appliances, ample counter space, quartz countertops, and full-height cabinetry. The living room is highlighted by a cozy gas fireplace adorned with a striking brick accent wall and built-in shelving, creating a warm and welcoming atmosphere for family gatherings or entertaining guests. Sliding doors open to a charming patio, perfect for outdoor entertaining. On the main floor, you'll also find a convenient walk-in closet, a thoughtfully designed mudroom for added functionality, and a stylish powder room for guests. Upstairs, the luxurious master suite serves as a tranquil retreat, boasting a lavish 5-piece ensuite with a dual vanity, a walk-in shower with a rainfall showerhead, and a soaking tub, along with a spacious walk-in closet. Two additional well-sized bedrooms share a beautifully appointed full bathroom, while a dedicated laundry room adds to the home's practicality. The fully finished basement is an entertainer's paradise, featuring a wet bar with a beverage fridge, an additional bedroom, and a full bathroom, making it perfect for hosting friends and family. With roughed-in in-floor heating for comfort, as well as rough-ins for speakers and AC, this space offers endless possibilities. The fully fenced lot and double detached garage enhance privacy and create a safe haven for outdoor activities. Conveniently located, this residence offers easy access to schools, vibrant parks, and a variety of shopping and dining options. Don't miss your chance to experience all the exceptional features and comforts this rem...

Furnace 10.83 Ft x 7.42 Ft  
Bedroom 14.50 Ft x 10.92 Ft  
4pc Bathroom 7.42 Ft x 4.92 Ft  
Other 7.75 Ft x 4.00 Ft  
Dining room 13.17 Ft x 10.33 Ft  
Living room 16.08 Ft x 15.92 Ft

Other 7.50 Ft x 5.92 Ft  
Foyer 5.58 Ft x 5.50 Ft  
Laundry room 6.75 Ft x 5.75 Ft  
Primary Bedroom 15.92 Ft x 12.92 Ft  
Bedroom 10.67 Ft x 9.75 Ft  
Bedroom 12.33 Ft x 9.58 Ft

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

Listing Presented By:



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eXp Realty

<http://www.greengroup.estate/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Family room 16.17 Ft x 14.67 Ft  
Kitchen 20.00 Ft x 12.17 Ft  
2pc Bathroom 5.08 Ft x 4.92 Ft  
Other 5.08 Ft x 3.92 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft  
5pc Bathroom 13.92 Ft x 9.50 Ft  
Other 7.75 Ft x 6.08 Ft