



2613 6 Avenue Calgary Alberta

\$2,995,000

Discover refined living in this exceptional custom build by HeavenView Homes, ideally located in sought after West Hillhurst. Crafted with uncompromising attention to detail, this home sets a new standard for luxury with elevated design, impeccable finishes, and thoughtfully curated spaces throughout. From the moment you enter, a custom solid wood and metal feature railing creates a striking architectural statement, while soaring 12 ft ceilings on the main level and 10 ft ceilings on the upper and basement levels enhance the home's sense of scale. White oak hardwood floors, dramatic feature walls, more than 200 pot lights, and extensive LED strip lighting elevate the interior, while oversized triple pane windows flood the home with natural light and complement whole house spray foam insulation for superior efficiency. The elegant dining room flows into the living room, separated by a custom LED-lit architectural feature wall, while bespoke millwork frames a sleek linear gas fireplace. Expansive sliding doors open to a premium exposed concrete patio with an outdoor gas fireplace, seamlessly blending indoor and outdoor living while overlooking the sunny South facing backyard. The statement kitchen is equipped with premium JennAir appliances including a gas cooktop, built-in oven, microwave, and coffee system, complemented by quartz counters, an oversized island, and extensive custom cabinetry. A wraparound butler's pantry provides abundant storage, shelving, and dedicated wine storage. A spacious mudroom with built-ins connects to the triple attached garage, finished with epoxy flooring and a heater, while AC will also be installed to the home for added comfort. Upstairs, natural light fills the open riser staircase and leads to a well appointed laundry room, coffee/beverage station, and four generous bedrooms, each with feature walls and private ensuites. Bathrooms ...

Family room 18.83 Ft x 13.83 Ft

Exercise room 19.42 Ft x 14.75 Ft

Recreational, Games room 21.58 Ft x 12.58 Ft

Bedroom 13.67 Ft x 12.58 Ft

3pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

Foyer 15.08 Ft x 11.33 Ft

Office 12.00 Ft x 11.00 Ft

Other 14.08 Ft x 6.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Laundry room 11.00 Ft x 5.42 Ft

Primary Bedroom 15.42 Ft x 14.25 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 20.17 Ft x 14.58 Ft
Dining room 17.58 Ft x 9.42 Ft
Pantry 14.42 Ft x 10.50 Ft
Living room 23.58 Ft x 16.00 Ft

Bedroom 13.00 Ft x 12.00 Ft
Bedroom 13.00 Ft x 11.00 Ft
Bedroom 12.50 Ft x 11.83 Ft