



3218 6 Street Calgary Alberta

\$1,449,000

OPEN HOUSE Saturday March 14th from 2-4. Don't miss out on this charming, beautiful move in ready 2 story, 4-bedroom home boasting 2946sqft of living space. When you enter the home, you will notice that the bright living room and large dining room have maintained their charm, with impressive details including exotic hardwood floors, coffered ceilings and two gorgeous decorative fireplaces. On this level, there is also an inviting sitting room, half bath and spacious updated kitchen with granite, stainless steel appliances, island and nurtural cabinetry. The upper level has an ideal layout with a huge master bedroom with a walk-in closet, an extra closet and a spa like ensuite. This level is also home to 2 more good sized bedrooms, laundry room and a spacious family bath perfect for two kids to share. The lower level includes a large family room, den/bedroom, loads of storage and an immaculate updated mechanical room. Enjoy the low maintenance back yard with BBQ gas line, large west facing front porch and insulated double garage. Updates include Hunter Douglas blinds throughout, most windows on the main level updated with automated blinds and all upper-level updated double hung Pella windows that open from top to bottom for amazing summer airflow. Other updates are newer washer/dryer and fridge all 2024, redone front and back decks, new Pella front door and exterior paint all done in 2025, two sump pumps and back flow valve. Enjoy the stunning perennial rock garden in the front yard and treed back yard for summer privacy with quaking aspens, chokecherry, nine bark and rare river birch. Walk to amazing schools, river path, shopping and the Glencoe form this prestigious address. (id:6769)

Laundry room 7.00 Ft x 7.08 Ft
Primary Bedroom 17.83 Ft x 13.25 Ft
Bedroom 9.67 Ft x 10.25 Ft
Bedroom 9.67 Ft x 13.25 Ft
4pc Bathroom 13.42 Ft x 8.08 Ft
5pc Bathroom 8.00 Ft x 10.33 Ft
Family room 12.00 Ft x 33.25 Ft

Bedroom 11.17 Ft x 10.33 Ft
Kitchen 13.33 Ft x 15.67 Ft
Dining room 12.83 Ft x 15.33 Ft
Living room 13.33 Ft x 18.67 Ft
Den 9.50 Ft x 11.00 Ft
2pc Bathroom 3.42 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

<http://juliaphelps.remax.ca/>

RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca