



# 415 6 Street Calgary Alberta

\$949,000

\*\*\*\*Huge Reduction for QUICK SALE\*\*\*\*Modern and chic residence situated on a corner lot within the desirable Bridgeland community features a corner lot, fully finished basement, a patio at the back and a lot more to explore. This well-designed two-story home embraces an open concept floor plan, boasting high ceilings and resilient engineered hardwood flooring throughout the main level. The contemporary living room offers a serene space to unwind, featuring a striking gas fireplace with a sleek tile design. At the entrance, this house welcomes you with a large living area with a lot of windows at the front as well as the side of the house. The kitchen, a focal point of the home, is equipped with desirable features, including quartz countertops, a spacious center island with a breakfast bar, and a commercial-grade gas stove, catering to the needs of any chef. A large and separate dining area is another great feature of the house. Upstairs, the house features 3 bedrooms, 2 full bathrooms and a laundry area. The Primary suite provides a retreat with its walk-in closet and a barn door leading to a lavish ensuite featuring a walk-in shower and a soaker tub. Two additional bedrooms and a 4-piece bath make this residence ideal for a family. The lower level of the home encompasses a sizable bedroom with a walk-in closet, a living room, and a convenient kitchenette, making it perfect for teenagers or guests. Ideally situated in the sought-after Bridgeland community, this home is just minutes away from downtown. Bridgeland is renowned for its vibrant and growing community, offering excellent amenities such as restaurants, parkland, shops, playgrounds, a dog park, public transit, and easy access to Calgary Science School LANGEVIN, all contributing to the value of this property in the current market. Don't miss the opportunity to explore this listing; finding such exceptional v...

Bedroom 10.08 Ft x 9.92 Ft  
4pc Bathroom 6.42 Ft x 7.83 Ft  
Living room 12.42 Ft x 13.42 Ft  
Other 12.42 Ft x 6.92 Ft  
Living room 11.75 Ft x 13.92 Ft  
Kitchen 13.08 Ft x 13.33 Ft

2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 9.17 Ft x 14.25 Ft  
Bedroom 9.25 Ft x 11.42 Ft  
Bedroom 11.83 Ft x 12.25 Ft  
Laundry room 5.75 Ft x 8.83 Ft  
4pc Bathroom 7.58 Ft x 8.83 Ft

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

Listing Presented By:



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Dining room 13.08 Ft x 12.42 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft