



## 52 6 Street Calgary Alberta

\$549,900

Experience the epitome of modern inner-city living in this exceptional residence, perfectly designed to meet the demands of remote work or to provide the option for a third bedroom. Located just a short 10-minute walk from downtown, this home is ideal for professionals seeking a break from stressful commutes. With its low-maintenance lifestyle, you can focus on what truly matters. Abundant windows fill the space with natural light, creating a bright and inviting atmosphere throughout. The top floor features a lofted bedroom with a spacious walk-in closet. The large bathroom includes double sinks, a separate soaker tub, a separated toilet room and a shower stall. Enjoy two balconies--one overlooking a serene greenspace and the other offering breathtaking views of downtown. The second floor boasts a comfortable living area, a dining space perfect for entertaining, a cozy wood-burning fireplace, and a kitchen equipped with a gas range for culinary enthusiasts. The ground floor includes a full bathroom and a generously sized den that can easily be converted into an office or bedroom. The fully developed basement offers a bedroom, storage/office space, and a convenient laundry area. Step outside to a private patio, an idyllic setting for hosting barbecues and entertaining guests. The unit also has two dedicated tandem parking stalls directly access through the private patio. Located in the sought-after Bridgeland neighborhood, this home is within walking distance to excellent restaurants, grocery stores, dry cleaners, coffee shops, and more. Additionally, this property offers the flexibility to be used for Airbnb, providing an excellent opportunity for extra income or hosting visitors. Embrace the ultimate blend of style, functionality, and convenience in this remarkable residence. (id:6769)

Living room 15.92 Ft x 21.67 Ft

Kitchen 8.58 Ft x 8.67 Ft

Primary Bedroom 12.67 Ft x 10.75 Ft

5pc Bathroom .00 Ft x .00 Ft

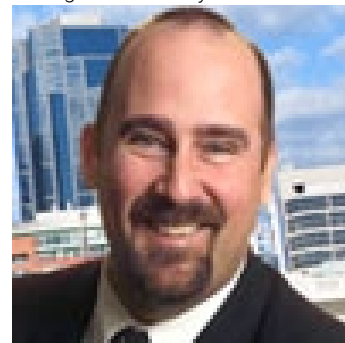
Bedroom 8.08 Ft x 13.42 Ft

Storage 8.25 Ft x 7.92 Ft

Bedroom 16.00 Ft x 10.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.

<http://www.nathanluu.com/>

**RE/MAX Realty Professionals**

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

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