$1,024,900 - 1706 6 Avenue Nw, Calgary

MLS® #A2208032

$1,024,900

4 Bedroom, 4.00 Bathroom, 2,006 sqft
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE SAT & SUN 12-4PM
Welcome to this beautiful 4-bedroom home situated on a quiet, tree-lined street just steps from the heart of Kensington. Meticulously maintained with thoughtful upgrades over the years, this home offers over 2,900 sq. ft. of stylish, functional living space in one of Calgaryâ€™s most sought-after inner-city communities. The main floor is warm and inviting with an open-concept layout, ideal for entertaining and everyday living. The spacious kitchen is a true centrepiece, featuring quartz countertops, a gas cooktop, Bosch appliances, and a walk-in pantry. The adjacent family room, complete with a cozy gas fireplace, overlooks the backyard and connects through a mudroom featuring a custom glass dog gate - perfect for keeping pups at bay on muddy days. Step outside to a low-maintenance backyard with artificial grass, a spacious Duradek deck, and a 10x14 ft retractable awning trimmed with fairy lights - setting the scene for magical summer evenings! Upstairs, the primary suite offers a peaceful retreat with a double-sided fireplace, a massive walk-in closet, and a spa-like 5-piece ensuite with quartz countertops, double vanities, skylight, and a luxurious air-jet tub. Two additional bedrooms, a full bathroom, and upper-level laundry complete this level. The fully developed basement is warmed with in-floor heating and features cork flooring, a fourth bedroom, full bathroom, large rec room, wet bar, and a built-in Sonos sound system (also
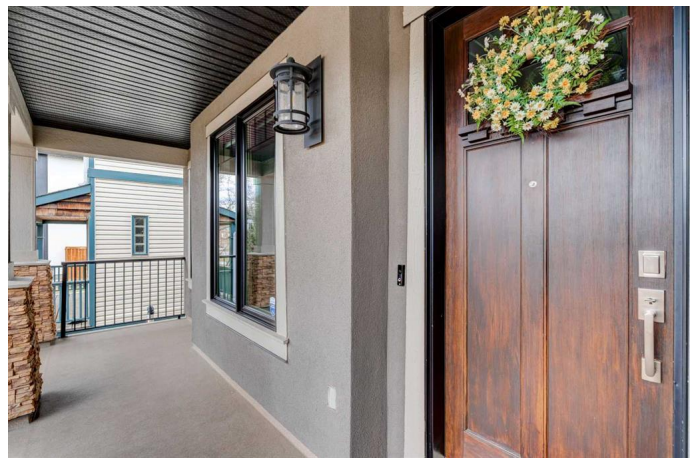
on the main floor). Notable upgrades include: a new hot water tank (2024), increased attic insulation (R-factor >70), water softener, annually serviced furnace and A/C, and a Telus-monitored video security system (front and back). The beautifully landscaped front yard is enclosed with a sleek black anodized aluminum fence, while the heated double garage provides secure, year-round parking. All of this, just a short walk to shops, restaurants, parks, top-rated schools, the Bow River Pathway, and downtown. This is inner-city living at its finest. Donâ€™t miss your chance to make this exceptional Hillhurst home your own!

Built in 2011

Essential Information

MLS® #	A2208032
Price	$1,024,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1706 6 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Awning(s)
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.