

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

MLS® #A2208032

**\$1,024,900**

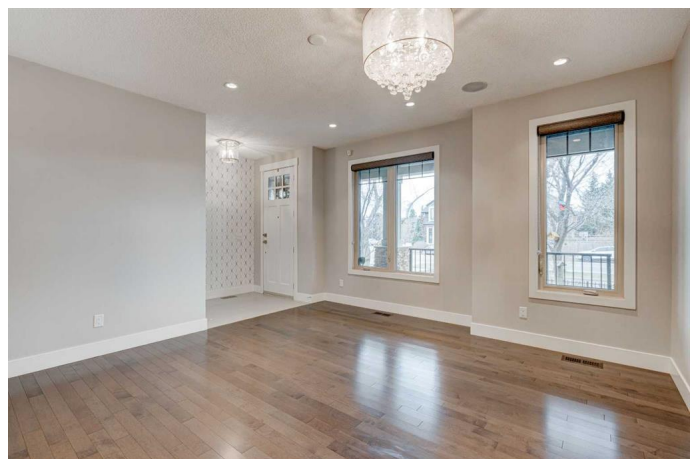
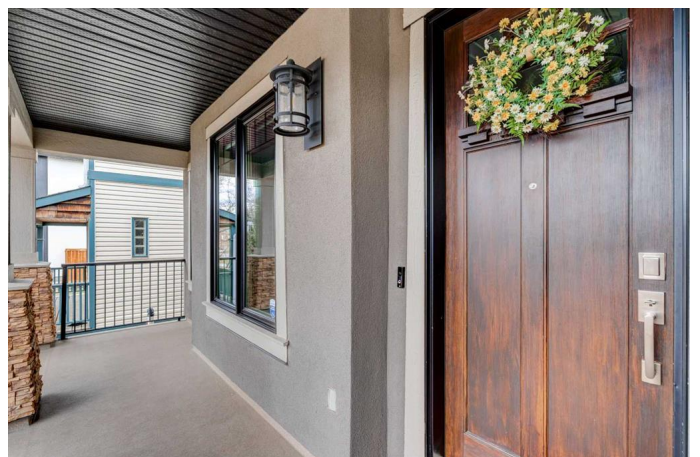
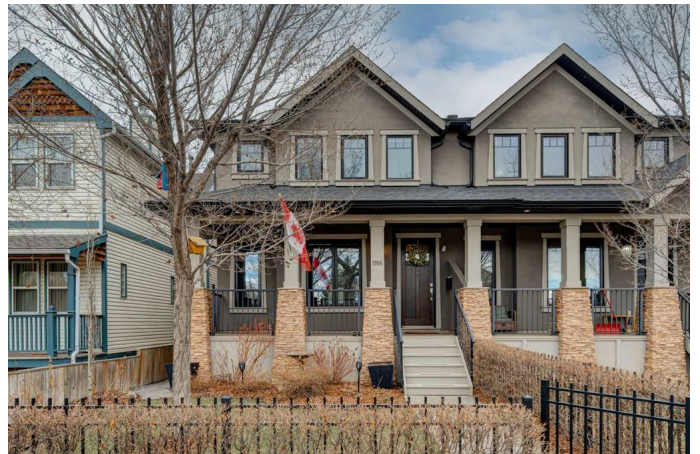
4 Bedroom, 4.00 Bathroom, 2,006 sqft

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 Calgary'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, Skylight(s), Soaking Tub, Storage, Walk-In Closet(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 | Awning(s), BBQ gas line, Garden, Lighting, Private Yard                         |
| 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 | 4                |
| Zoning         | R-CG             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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