# \$599,900 - 2311 6 Avenue Nw, Calgary

MLS® #A2196425

## \$599,900

2 Bedroom, 2.00 Bathroom, 757 sqft Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Nestled in the heart of West Hillhurst, this charming renovated bungalow blends vintage charm with modern convenience. Featuring 2 bedrooms, 2 bathrooms, a fully developed basement, and a versatile attic space, this home offers both character and functionality.

Step inside to find a bright and inviting living area with updated finishes while maintaining its original warmth. The north facing bay window offers a great spot to curl up and read a book while looking out to your very own pear tree. The kitchen boasts thick veneer counter tops that are Ikea Pinnarp ash wood, perfect for cooking and entertaining. Across from the kitchen you'll find a fully renovated bathroom with heated Italian tile and a luxurious soaker tub. The back entrance opens to a sunroom and leads out to your large south facing backyard that includes a Nanking cherry tree, a yellow raspberry patch and a heirloom 65 year old apple tree along with wild herbs. Additionally you'll find a storage shed that can be used as a workshop or for storage of bikes, tools and equipment. The fully developed basement with 3-piece bathroom and 2nd kitchen provides additional living space, ideal for a family room, home office, or guest retreat. Upstairs, the attic space offers endless possibilities with updated flooring and electricalâ€"whether you need a cozy reading nook, a creative studio, or extra storage, this is the space for you!







With its prime location on a quiet street, you're just minutes from trendy Kensington shops, river pathways, top schools, and downtown Calgary. With new builds on either side, this property also offers a great opportunity as a holding property for future development!

Don't miss this rare opportunity to own an updated character home in one of the city's most sought-after neighborhoods!

#### Built in 1911

#### **Essential Information**

MLS®# A2196425 Price \$599,900

2 Bedrooms 2.00 Bathrooms Full Baths 2 757 Square Footage Acres 0.07 Year Built 1911

Type Residential Sub-Type Detached Style Bungalow Status Active

# **Community Information**

Address 2311 6 Avenue Nw

Subdivision West Hillhurst

City Calgary County Calgary Province Alberta T2N0X3 Postal Code

#### **Amenities**

**Parking Spaces** 2

**Parking** None

## Interior

Interior Features Soaking Tub, Breakfast Bar, Wood Counters, Separate Entrance Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Stove(s)

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full, Exterior Entry

#### **Exterior**

Exterior Features Private Yard, Fire Pit, Garden

Lot Description Back Yard, Fruit Trees/Shrub(s), Rectangular Lot, Back Lane, Garden

Roof Asphalt Shingle

Construction Concrete, Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed February 21st, 2025

Days on Market 75

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.