

# \$1,289,000 - 2608 6 Avenue Nw, Calgary

MLS® #A2197571

**\$1,289,000**

4 Bedroom, 4.00 Bathroom, 1,995 sqft

Residential on 0.07 Acres

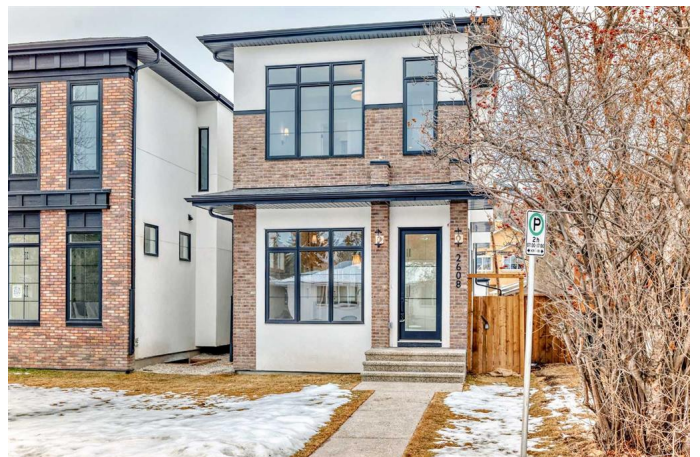
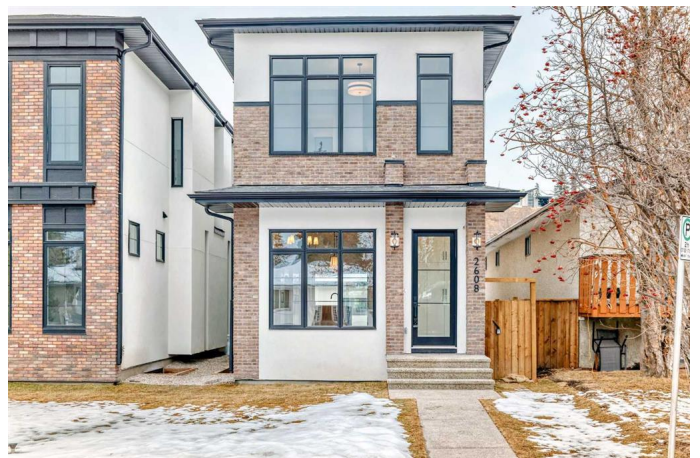
West Hillhurst, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, May 11th 4-6pm and Wednesday, May 14th 1-3pm \*\*** Welcome to 2608 6 Ave NW! This stunning brick-exterior home is nestled in a highly sought-after neighborhood, offering a perfect blend of style and functionality. Step inside to find an inviting dining area that seamlessly transitions into the open-concept gourmet kitchen. Designed for both elegance and practicality, the kitchen boasts high-end appliances, quartz countertops, full-height cabinetry, and ample counter space—perfect for any home chef. The spacious living room is the heart of the home, featuring a cozy gas fireplace with a striking brick accent wall and built-in shelving, creating a warm and welcoming ambiance. Sliding doors lead to a charming patio, ideal for outdoor entertaining.

The main floor also offers a thoughtfully designed mudroom, a convenient walk-in closet, and a stylish powder room for guests.

Upstairs, the luxurious primary bedroom provides a serene retreat, complete with a lavish 5-piece ensuite featuring dual vanities, a soaking tub, and a walk-in shower with a rainfall showerhead. A spacious walk-in closet adds to the suite's appeal. Two additional well-sized bedrooms share a beautifully designed full bathroom, while a dedicated laundry room enhances convenience.

The fully finished basement is an



entertainer’s dream, complete with a wet bar, beverage fridge, an additional bedroom, and a full bathroom”perfect for hosting guests or creating a cozy retreat. With roughed-in in-floor heating, speaker system, and AC, this space is ready for your personal touch.

Outside, the fully fenced lot and double detached garage provide privacy and security, making this home ideal for families and outdoor enthusiasts alike. Located just minutes from top-rated schools, parks, shopping, and dining, this residence offers both luxury and convenience.

Don’t miss the opportunity to make this remarkable home yours”schedule a viewing today! Photos are representative of the unit next door- while the layout is fairly similar the finishes may vary.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197571    |
| Price          | \$1,289,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,995       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|         |                  |
|---------|------------------|
| Address | 2608 6 Avenue Nw |
|---------|------------------|

|             |                |
|-------------|----------------|
| Subdivision | West Hillhurst |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2N 0X8        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Bar Fridge                                                                                                                             |
| Heating           | Forced Air                                                                                                                                                                                                |
| Cooling           | Rough-In                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Other                                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick                                                              |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 64              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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