

# \$1,289,000 - 2610 6 Avenue Nw, Calgary

MLS® #A2203876

**\$1,289,000**

4 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.07 Acres

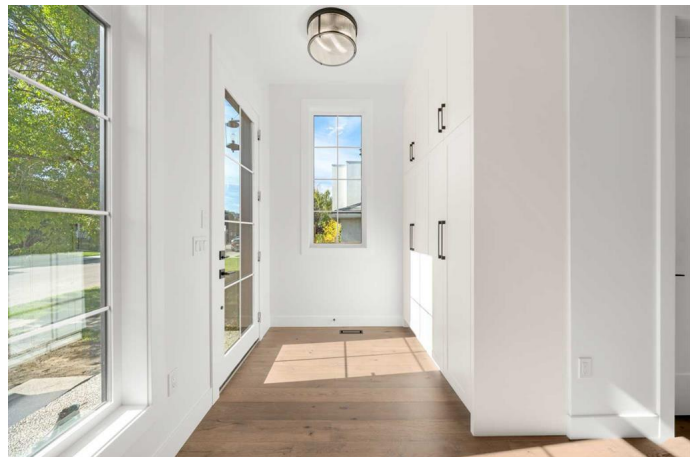
West Hillhurst, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, May 11th 4-6pm and Wednesday, May 14th 1-3pm \*\*** Welcome to 2610 6 Ave NW, a stunning brick-exterior home nestled in a highly sought-after neighborhood! Thoughtfully designed, this residence boasts an inviting dining room that flows seamlessly into the open-concept gourmet kitchen. A dream for any chef, the modern kitchen features high-end appliances, quartz countertops, full-height cabinetry, and ample counter space.

The living room exudes warmth and charm, centered around a cozy gas fireplace framed by a striking brick accent wall and built-in shelving—perfect for relaxing or entertaining. Sliding doors lead to a charming patio, ideal for outdoor gatherings.

The main floor also includes a convenient walk-in closet, a well-appointed mudroom for added functionality, and a stylish powder room for guests.

Upstairs, the luxurious master suite offers a peaceful retreat, complete with a lavish 5-piece ensuite featuring a dual vanity, 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, featuring a wet bar with a beverage fridge, an additional bedroom, and a full bathroom—perfect for hosting guests. With roughed-in in-floor heating for added comfort, as well as pre-wiring for speakers and AC, this space offers endless possibilities.

Situated on a fully fenced lot with a double detached garage, this home provides both privacy and security for outdoor activities. Conveniently located near top-rated schools, vibrant parks, and a variety of shopping and dining options, this remarkable residence offers an unparalleled lifestyle.

Don’t miss your chance to experience all this exceptional home has to offer—schedule your viewing today!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203876    |
| Price          | \$1,289,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,968       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 2610 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, Wine Refrigerator                                                                                                                      |
| 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 19th, 2025 |
| Days on Market | 49               |
| Zoning         | R-C2             |

### Listing Details

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

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