

# \$765,000 - 1617 6 Avenue Nw, Calgary

MLS® #A2225858

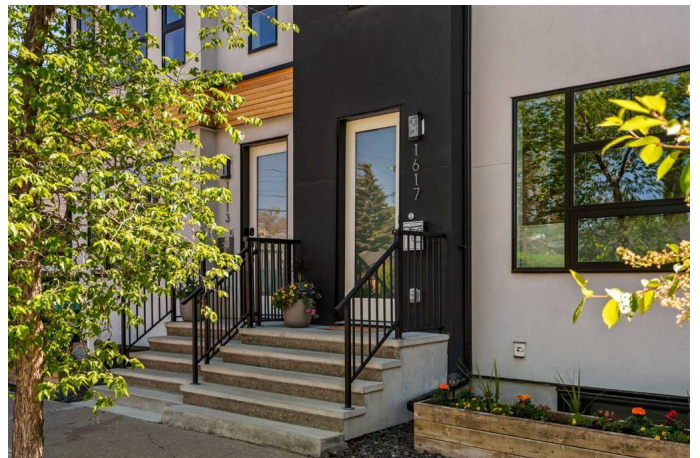
## \$765,000

3 Bedroom, 4.00 Bathroom, 1,623 sqft

Residential on 0.14 Acres

Hillhurst, Calgary, Alberta

Beautifully kept, West Coast Contemporary style property in the heart of Hillhurst/Kensington! Over 2,300 livable sq feet of space in this 3 bdrm + 3.5 bath townhouse with 3rd floor LOFT space AND ROOFTOP PATIO! The open layout features lots of natural light through the windows, a great + large dining room area, beautiful Kitchen with large island + breakfast bar, separate pantry, custom cabinetry, GAS stove and stainless steel appliances. The nearby Living Room has a tastefully tiled gas fireplace (cozy for Winters), and ability to set up your own Art-Frame style Smart TV. Upper levels boast large Primary bedroom with room for King sized bed, lavish 4-PC Ensuite Bath with awesome rainfall shower and bench and dual sink vanities, along with 2nd Bedroom ALSO with 4-PC Ensuite Bath! Then head up the stairs to the LOFT space, ideal for a home office, then step out the sliding doors to the ROOFTOP PATIO with room for outdoor living + relaxing, and very nice views of Hillhurst and surrounding area! Lower level features a great, large, Rec Room, another 3-PC Bath, and good sized Bedroom. There's also extra storage as well. Also worth noting - the current owners have hardwired all of the Ethernet cables throughout and added dimmable Smart Switches for lighting, and the property is wired for security - should you wish to add your own hardware. A separate, detached, single garage is where you can park your vehicle securely AND this unit also comes with an



extra CITY PARKING PERMIT, available at small annual cost, for you to park an extra vehicle nearby - in case you have more than one car. Just a block and a half away from great schools like Queen Elizabeth school, steps to Hillhurst Community Centre and Community outdoor pool, and a quick walk to the shops, restaurants amenities of Kensington AND Sunnyside, SAIT Polytechnic school (for post secondary) a short drive to University of Calgary & McMahon Stadium, Foothills Hospital and close to transit! This is a very desirable & walkable location, central to so much!

Built in 2018

### **Essential Information**

MLS® #	A2225858
Price	\$765,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,623
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1617 6 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0W1

### **Amenities**

Amenities	Secured Parking
Parking Spaces	1
Parking	Single Garage Detached, Alley Access
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	14
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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