

# \$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, Apr. 13th 2-4pm \*\***

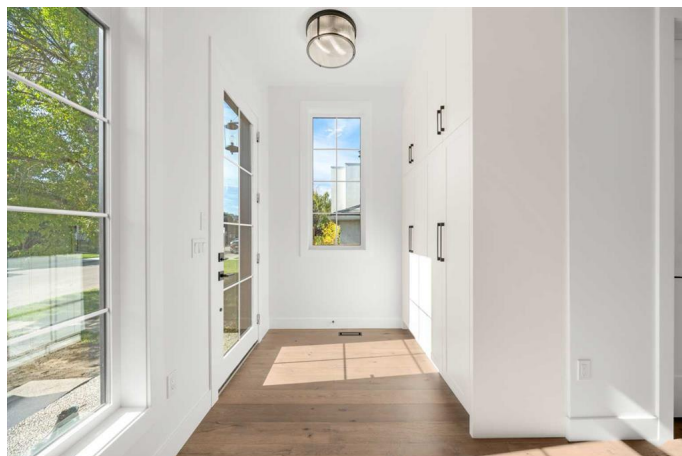
Welcome to 2610 6 Ave NW, a stunning brick-exterior home nestled in a highly sought-after neighborhood! Thoughtfully designed, this residence boasts an inviting dining room that flows seamlessly into the open-concept gourmet kitchen. A dream for any chef, the modern kitchen features high-end appliances, 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



entertainerâ€™s dream, featuring a wet bar with a beverage fridge, an additional bedroom, and a full bathroomâ€™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.

Donâ€™t miss your chance to experience all this exceptional home has to offerâ€™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	33
Zoning	R-C2

### **Listing Details**

Listing Office	eXp Realty
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