2023A 6 Avenue NW

Calgary | Active | MLS® A2340742

$937,500









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**1,845.4 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to this stunning home in one of the district's most sought-after locations. Featuring a beautifully landscaped front yard and a sunny, south-facing backyard, this property offers incredible curb appeal. Step inside to a grand foyer featuring a generous walk-in front closet. The main floor shines with site-finished hardwood floors throughout and includes elegant formal living and dining rooms. At the heart of the home is a bright, open-concept great room complete with a cozy gas fireplace and direct access to the south deck. The expansive kitchen is a culinary delight, featuring a walk-in pantry, gas stove, granite countertops, and an oversized sit-at island with plenty of prep space. A practical mudroom and a 2-piece powder room complete the main level. Upstairs, the home feels incredibly spacious and bright thanks to vaulted ceilings, two skylights, and beautiful hardwood floors. The upper level hosts a convenient laundry room and three bedrooms, including a luxurious primary retreat with a walk-in closet and a spa-like 6-piece ensuite featuring dual sinks, a custom shower, and a relaxing jetted tub. Two additional large bedrooms share a 4-piece family bath. The fully developed lower level offers the ultimate comfort with in-floor hot water heating, a spacious family room, plenty of storage, and a private fourth bedroom with a large walk-in closet and a 3-piece bathroom with a custom shower. Location and convenience simply can't get any better. You're minutes from the vibrant heart of Kensington, the scenic Bow River pathways, and the downtown core. Active families will enjoy immediate access to local parks, off-leash areas, the community outdoor pool and the sportsplex at the West Hillhurst Community Association. Daily life is effortless with top educational institutions like Queen Elizabeth Elementary, Jr. & Sr. High School, SAIT and the U of C nearby, along with exceptional local amenities including North Hill Centre, a Calgary Public Library, and major medical centres. Plus, commuting across the city is a breeze, with quick access to the LRT and major transportation corridors like 16th Avenue, Memorial Drive, and Crowchild Trail.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340742
Bedrooms	4
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,845.4 sq. ft.
Main Level Finished Area:	925.3 sq. ft.
Upper Level Finished Area:	920.1 sq. ft.
Below Grade Finished Area:	689.2 sq. ft.
Acreage:	No
Lot Area:	3,229 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2004 (Age: 22)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0412202
Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Silent Floor Joists, Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Fridge in utility room
Restrictions:	None Known
Main Floor	Foyer · 6'2" × 5'5" ·
Main Floor	Living Room · 11'11" × 9'2" ·
Main Floor	Dining Room · 10'4" × 8'1" ·
Main Floor	Kitchen · 14'7" × 10'7" ·
Main Floor	Family Room · 14'1" × 14' ·

Main Floor	Mud Room · 9'11" × 5'7" ·
2nd Floor	Bedroom - Primary · 12' × 12' ·
2nd Floor	Walk-In Closet · 8'5" × 5'2" ·
2nd Floor	Bedroom · 11'6" × 9'8" ·
2nd Floor	Walk-In Closet · 5'2" × 5'1" ·
2nd Floor	Bedroom · 10'5" × 9'8" ·
2nd Floor	Laundry · 10'5" × 5'6" ·
Basement	Family Room · 18'8" × 15'8" ·
Basement	Bedroom · 13'4" × 11'8" ·
Basement	Walk-In Closet · 11'8" × 4'11" ·
Basement	Furnace/Utility Room · 10'9" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2023a-6-avenue-nw-calgary-a2340742/

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