2208 6 Avenue NW

Calgary | Active | MLS® A2359593

$3,199,000









Bedrooms	Bathrooms	Year Built	Living area
5	**7**	**2027**	**4,008 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

Introducing an exceptional custom-built luxury home by HeavenView Homes, situated in the prestigious community of West Hillhurst. Offering approximately 4,000 sq. ft. of above-grade living space on an expansive 6,500 sq. ft. lot, this remarkable home blends striking architecture, sophisticated finishes, and modern functionality. The exterior showcases an elegant combination of stucco and rich brick detailing. Inside, a breathtaking 24-foot open-to-above foyer welcomes you with soaring 12-foot main-floor ceilings. The thoughtfully designed open-concept main floor features an executive office, elegant wine room, butler's pantry, and a designer kitchen with quartz countertops and a built-in JennAir appliance package. The main living room is highlighted by a stunning gas fireplace, complemented by an additional outdoor gas fireplace on the patio. The upper level features four spacious bedrooms, each with a private ensuite featuring custom showers and walk-in closets. The luxurious primary retreat offers a spa-inspired ensuite with a fully customized steam shower, freestanding soaker tub, and double vanity. A convenient wet bar and dedicated laundry room with washer, dryer, and sink complete this level with 10 ft Ceiling. The fully developed basement features 10-foot ceilings, an expansive recreation area, additional living space, and a spectacular entertainment bar. A generously sized private gym with a dedicated steam room, an additional bedroom with a private bathroom and walk-in closet, and a separate powder room complete this impressive level. Thoughtfully designed with abundant custom cabinetry throughout the home, offering exceptional storage and functionality. Carefully curated designer lighting features add warmth, sophistication, and architectural character to every space.
Designed with efficiency and modern living in mind, the home features triple paned windows and fully spray-foam-insulated construction, hardwired security-system infrastructure, integrated built-in speakers throughout the home and outdoor patio, and a centralized vacuum system. The fully finished triple attached heated garage features durable epoxy flooring. Combining impressive architectural details, premium finishes, resort-inspired amenities, and thoughtful modern conveniences, this HeavenView Homes creation presents an outstanding opportunity to secure a custom luxury residence in one of Calgary's most desirable inner-city community of West Hillhurst.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359593
Bedrooms	5
Bathrooms	7
Year Built	2027
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	4,008 sq. ft.
Main Level Finished Area:	2,098 sq. ft.
Upper Level Finished Area:	1,910 sq. ft.
Below Grade Finished Area:	1,629 sq. ft.
Acreage:	No
Lot Area:	6,496 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2027 (Age: -)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	7.0 (Full:6, Half:1)
Num Ensuite Baths:	5
Plan:	710N
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Brick, Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle, Metal
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Parking Pad, Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Washer/Dryer, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Mud Room · 14' × 6'6" ·
Main Floor	Living Room · 18'5" × 15'5" ·
Main Floor	Nook · 18'5" × 10'4" ·
Main Floor	Kitchen · 18'5" × 12'8" ·
Main Floor	Dining Room · 17'6" × 14' ·

Main Floor	Pantry · 12'4" × 6'4" ·
Main Floor	Walk-In Closet · 8'2" × 4'6" ·
Main Floor	Wine Cellar · 11'9" × 5'9" ·
Main Floor	Foyer · 14'4" × 11' ·
Main Floor	Office · 12'4" × 11' ·
2nd Floor	Bedroom - Primary · 16'9" × 14'4" ·
2nd Floor	Walk-In Closet · 12'4" × 12'2" ·
2nd Floor	Bedroom · 15'1" × 11' ·
2nd Floor	Walk-In Closet · 5'9" × 5'2" ·
2nd Floor	Bedroom · 15' × 11'10" ·
2nd Floor	Walk-In Closet · 5'9" × 5'2" ·
2nd Floor	Walk-In Closet · 6'2" × 3'8" ·
2nd Floor	Bedroom · 13' × 12'4" ·
2nd Floor	Laundry · 12'10" × 5'9" ·
Basement	Family Room · 16'5" × 12'2" ·
Basement	Exercise Room · 22'9" × 15' ·
Basement	Steam Room · 11' × 5'2" ·
Basement	Nook · 10'9" × 8'2" ·
Basement	Game Room · 21'10" × 18' ·
Basement	Bedroom · 13'9" × 13'2" ·
Basement	Walk-In Closet · 9' × 5'8" ·
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:	Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Steam Room, Sump Pump(s), Walk-In Closet(s)

Exterior Features:	BBQ gas line, Courtyard, Lighting, Private Yard
Patio And Porch Features:	Patio, Porch
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2208-6-avenue-nw-calgary-a2359593/

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