2235 6 Avenue NW

Calgary | Active | MLS® A2343486

$2,725,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2025**	**3,243.79 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

A rare offering from award-winning boutique builder Dream Ridge Custom Homes, created in collaboration with McDowell Architecture and Martine Ast Interior Design, this warm modern masterpiece showcases exceptional design, elevated craftsmanship and an extraordinary level of detail. Welcome to an exceptional residence where refined design, effortless indoor-outdoor living and thoughtful functionality come together in one of West Hillhurst's most coveted settings. A striking arched front door introduces a sophisticated centre hall plan, with a private formal office and elegant dining room featuring custom arched wall panelling. The dining area flows seamlessly into a luminous living room, where matching millwork, custom built-ins and a gas fireplace create a warm and inviting focal point. At the heart of the home, the gourmet kitchen is as beautiful as it is functional, showcasing rich walnut cabinetry, expansive stone countertops, a generous eat-up island, beverage fridge, integrated Sub-Zero refrigerator, Wolf 6-burner gas range, Asko dishwasher and thoughtfully concealed appliance storage. A well-appointed butler's pantry connects conveniently to the mudroom and oversized triple garage with boiler in-floor heating. Sliding glass doors open to a covered rear deck complete with built-in heaters, extending the entertaining season well beyond summer. The expansive, irrigated backyard offers exceptional space for children, gardening and outdoor gatherings, complemented by an exterior wood burning fireplace for memorable evenings under the stars. An extra-wide staircase and generous landing lead up to three beautifully appointed bedrooms, each with its own ensuite. The private primary retreat is thoughtfully separated from the secondary bedrooms and features direct access to the laundry room. The spectacular 6pc ensuite offers heated floors, a steam shower, deep soaker tub and an impressive dressing room with abundant custom closet and drawer storage. The lower level is designed for both recreation and wellness, with in-floor heating and plush carpeting. A spacious rec and games areas is highlighted by a wet bar, while a dedicated home gym with rubber flooring and mirrored wall, fourth bedroom, and 3pc bathroom complete the space. Life in West Hillhurst pairs the character and community feel of an established inner-city neighbourhood with remarkable access to the best of Calgary. Enjoy nearby parks, schools, pathways and the Bow River, along with the shops, cafés and restaurants of Kensington just moments away. Downtown is easily accessible, yet home feels distinctly removed from the pace of the city. A beautifully considered home offering exceptional scale, luxurious finishes and one of the most enviable outdoor spaces an inner-city buyer could ask for.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343486
Bedrooms	4
Bathrooms	5
Year Built	2025
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:	3,243.79 sq. ft.
Main Level Finished Area:	1,591 sq. ft.
Upper Level Finished Area:	1,651 sq. ft.
Below Grade Finished Area:	1,492 sq. ft.
Acreage:	No
Lot Area:	5,586 sq. ft.
Lot Frontage:	43' 1/8 "
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	5612FO
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas, Wood Burning
Garage:	Yes
Garage Spaces:	4
Parking:	Tandem, Triple Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Inclusions:	All Attached Light-fixtures
Restrictions:	None Known
Main Floor	Kitchen · 16' × 14' ·
Main Floor	Dining Room · 20' × 10'6" ·
Main Floor	Pantry · 7'3" × 5' ·
Main Floor	Living Room · 20' × 16'6" ·
Main Floor	Den · 13'5" × 13' ·

Main Floor	Foyer · 13' × 7'2" ·
Main Floor	Mud Room · 8'4" × 7'3" ·
Upper Level	Laundry · 8'2" × 8' ·
Upper Level	Bedroom - Primary · 16' × 13' ·
Upper Level	Bedroom · 12'4" × 11'8" ·
Upper Level	Bedroom · 13'5" × 12'1" ·
Basement	Family Room · 32'6" × 15'3" ·
Basement	Exercise Room · 13'3" × 9'7" ·
Basement	Furnace/Utility Room · 15'10" × 6'1" ·
Basement	Storage · 15'7" × 7'10" ·
Basement	Bedroom · 12'9" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Chandelier, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s)
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2235-6-avenue-nw-calgary-a2343486/

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