2300 6 Street NE

Calgary | Active | MLS® A2352425

$1,099,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,171.57 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker YAD Realty

A closer look

STUNNING MODERN INFILL | OVER 3,100 SQ. FT. TOTAL | 5 BEDROOMS | 2-BEDROOM LEGAL BASEMENT SUITE | DOUBLE DETACHED GARAGE | DACOR APPLIANCES

Welcome to this beautifully designed modern infill offering approximately 2,172 sq. ft. above grade and over 3,100 sq. ft. of total developed space across three levels. With sophisticated finishes, thoughtful design and exceptional functionality, this home offers an impressive combination of style and space.

The main level features a bright open-concept layout with wide-plank hardwood flooring, oversized windows and an abundance of natural light. The spacious living room is highlighted by a stunning fireplace with custom built-ins and elegant architectural details.

The chef-inspired kitchen is the centrepiece of the home, featuring extensive custom cabinetry, premium stainless-steel DACOR appliances, quartz countertops and a large island with seating for four. The main floor also offers a dedicated home office, spacious dining area and a beautifully designed mudroom with custom built-ins.

Upstairs, the generous primary retreat features a large walk-in closet and a beautifully finished ensuite. Two additional bedrooms, another full bathroom, a laundry room and additional walk-in closets provide excellent functionality for a growing family.

The fully developed basement adds approximately 931 sq. ft. and features a spacious recreation room, full kitchen, two bedrooms, a full bathroom, laundry and utility space. The two-bedroom basement suite provides excellent flexibility for extended family, guests or rental income potential.

Additional highlights include custom millwork, designer lighting, extensive pot lights, elegant archways, built-in shelving, modern finishes throughout and a double detached garage.

A rare opportunity to own a beautifully finished inner-city home offering over 3,100 sq. ft. of total space, five bedrooms, multiple living areas and a two-bedroom basement suite.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352425
Bedrooms	5
Bathrooms	4
Year Built	2026

Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,171.57 sq. ft.
Main Level Finished Area:	1,023.48 sq. ft.
Upper Level Finished Area:	1,148.09 sq. ft.
Below Grade Finished Area:	930.56 sq. ft.
Lot Area:	3,188 sq. ft.
Lot Frontage:	26'7"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	2611539
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 14'9" × 14' ·
Main Floor	Kitchen · 18'5" × 15'11" ·

Main Floor	Living Room · 15'4" × 14'1" ·
Main Floor	Office · 6'4" × 4'11" ·
Upper Level	Bedroom · 15'11" × 11'1" ·
Upper Level	Bedroom · 11'8" × 10'8" ·
Upper Level	Laundry · 9'2" × 5'11" ·
Upper Level	Bedroom - Primary · 16'11" × 13'5" ·
Basement	Bedroom · 12'11" × 9'10" ·
Basement	Bedroom · 12'11" × 9'9" ·
Basement	Kitchen · 16'2" × 14'1" ·
Basement	Game Room · 16'8" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Cleared, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2300-6-street-ne-calgary-a2352425/

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