2300 6 Street NE

Calgary | Active | MLS® A2360250

$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

Welcome to this stunning modern infill offering over 3,100 sq. ft. of total developed space, including approximately 2,172 sq. ft. above grade and a 931 sq. ft. two-bedroom legal basement suite. The bright open-concept main floor features wide-plank hardwood flooring, oversized windows, a spacious living room with a fireplace and custom built-ins. The chef-inspired kitchen showcases custom cabinetry, quartz countertops, a large island and premium DACOR appliances. A dedicated home office, spacious dining area and custom mudroom complete the main level. Upstairs, the primary retreat features a walk-in closet and beautiful ensuite, along with two additional bedrooms, a full bathroom and convenient upper-level laundry. The fully developed basement offers a recreation room, full kitchen, two bedrooms, a full bathroom and separate laundry, making it ideal for extended family or rental income. Additional highlights include custom millwork, designer lighting, built-in shelving, elegant archways and a double detached garage. A perfect combination of modern design, space and income potential!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360250
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:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2300-6-street-ne-calgary-a2360250/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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