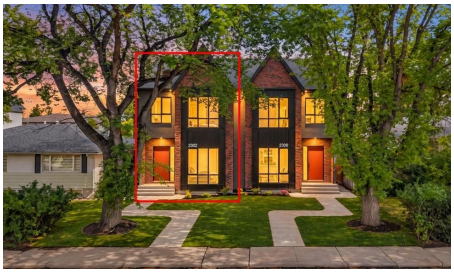
2302 6 Street NE

Calgary | Active | MLS® A2352410

$1,099,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,148.45 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 exceptional semi-detached home offering almost 3,100 sq. ft. of total living space with approximately 2,150 sq. ft. above grade plus a beautifully developed 921 sq. ft. legal two-bedroom basement suite. The home makes an impressive first impression with its striking brick and modern stucco elevation, large black-framed windows, steep rooflines and fully landscaped yard. Inside, the main floor offers a bright and spacious open-concept design with wide-plank hardwood flooring, high ceilings and abundant natural light. The chef-inspired kitchen is finished with custom cabinetry, quartz countertops, a large island and some of the highest-end DECOR appliances. The spacious dining and living areas are perfect for entertaining and feature a beautiful fireplace and large windows. A custom mudroom with built-in cabinetry and bench seating adds both style and function. Upstairs offers generous bedrooms, a beautiful primary retreat and a luxurious ensuite with heated tile flooring along with convenient upper-level laundry. The legal two-bedroom basement suite is exceptionally well designed with quality finishes, high-end appliances and a layout that feels bright, comfortable and far removed from the typical basement suite experience. The property is fully landscaped and includes a double detached garage. A truly impressive home offering exceptional curb appeal, high-end finishes, a legal suite and nearly 3,100 sq. ft. of beautifully designed living space.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352410
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:	2,148.45 sq. ft.

Main Level Finished Area:	1,012.96 sq. ft.
Upper Level Finished Area:	1,135.49 sq. ft.
Below Grade Finished Area:	921.83 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 · 14'8" × 14'4" ·
Main Floor	Kitchen · 18'1" × 16'8" ·
Main Floor	Living Room · 15'6" × 13'11" ·
Main Floor	Office · 6' × 4'11" ·
Upper Level	Bedroom · 15'11" × 11' ·
Upper Level	Bedroom · 11'9" × 10'6" ·
Upper Level	Laundry · 9'1" × 5'10" ·
Upper Level	Bedroom - Primary · 16'10" × 13'4" ·
Basement	Bedroom · 12'9" × 9'9" ·
Basement	Bedroom · 12'10" × 9'9" ·
Basement	Kitchen · 16'3" × 15'1" ·

Basement	Game Room · 15'7" × 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/2302-6-street-ne-calgary-a2352410/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.