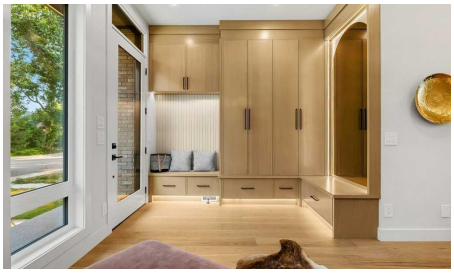
2311 6 Avenue NW

Calgary | Active | MLS® A2336654

$1,524,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,111.41 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Open house November 21st 12:pm-3pm & November 22nd 1pm-4pm. Gorgeous, new high-end home in the popular NW inner-city community of West Hillhurst. This stunning home is highlighted by a superb floor plan with European quality craftsmanship throughout. Modern open plan includes 3 large bedrooms up, each with their own ensuite baths! Over height 10’ ceilings on the main, 9’ on upper and lower levels. Large windows fill this home full of natural light. Rich, White Oak hardwood floors. The central gourmet kitchen is highlighted by integrated stainless steel appliances that include a 36" dual fuel range, matching paneled dishwasher, and paneled fridge. Ample amounts of beautiful cabinetry, tile backsplash, quartz countertops, plus a large central island round out the kitchen. The adjacent dining area is ideal for everyday and formal dining. Family room boasts a built-in tile clad gas fireplace. Large sliding patio doors lead out to the sunny south back deck and yard. Flexible front living space could make an ideal music or sitting room. Solid white Oak open riser staircase lit with LED lighting. Generous primary suite features a spacious walk-in closet with an abundance of built ins and accent lighting. Elegant & relaxing ensuite boasts a custom vanity, matching quartz countertops, dual sinks, heated tile floor, massive soaker tub plus a separate, oversized steam/rain shower with bench seat and glass wall enclosure. 2 more good sized bedrooms each with custom built in closet organizers and ensuite baths. Large laundry room with built-in cabinetry, laundry sink, and quartz countertop/folding table. Fully developed basement with huge rec room, dedicated home gym/flex space, 4th bedroom and full matching bath. Accent feature lighting throughout the home offers multiple lighting configurations depending on your mood. Minutes to the Foothills Hospital, Children’s Hospital, University of Calgary, Queen Elizabeth school, the downtown core, River Parks and pathways and many eclectic cafes boutiques and coffee shops in Kensington. A superb, modern multifaceted lifestyle home in a prime inner-city location and quality that stands out in the crowd!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336654
Bedrooms	4
Bathrooms	5
Year Built	2026
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:	2,111.41 sq. ft.
Main Level Finished Area:	990.33 sq. ft.
Upper Level Finished Area:	1,121.08 sq. ft.
Below Grade Finished Area:	863.85 sq. ft.
Acreage:	No
Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	710N
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Concrete

Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Sink, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 15'11" × 12' ·
Main Floor	Kitchen · 20'10" × 13'10" ·
Main Floor	Family Room · 15'2" × 14'6" ·
Main Floor	Dining Room · 11'11" × 7'8" ·
2nd Floor	Bedroom - Primary · 21'2" × 16'1" ·
2nd Floor	Laundry · 7'10" × 5'5" ·
2nd Floor	Bedroom · 21'5" × 9'10" ·

2nd Floor	Bedroom · 17'11" × 9'9" ·
Basement	Bedroom · 14'7" × 11'4" ·
Basement	Exercise Room · 10'11" × 7'9" ·
Basement	Game Room · 16'10" × 14'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Tankless Hot Water, Walk-In Closet(s), Wet Bar
Exterior Features:	Lighting, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2311-6-avenue-nw-calgary-a2336654/

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