2605 6 Avenue NW

Calgary | Active | MLS® A2357564

$1,250,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2002**	**1,906.25 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

Thoughtfully designed for both everyday living and memorable gatherings, this beautiful move-in ready home pairs timeless finishes with an unbeatable location. An expansive front porch sets a welcoming tone, with plenty of space for peaceful morning coffees and neighbourhood conversations. Inside, gleaming hardwood floors, designer lighting and a soothing neutral palette establish an inviting atmosphere, while the front dining room makes family dinners and special occasions feel equally at home. Culinary inspiration awaits in the gorgeous gourmet kitchen, where granite countertops, stainless steel appliances, a gas stove and an expansive island with an integrated table bring style and function together. Homework and daily tasks have their own dedicated space at the built-in desk. For quieter moments, the living room invites you to unwind beside a gas fireplace framed by an impressive wall of custom built-ins. Oversized windows capture backyard views while built-in speakers add to the ambiance. Everyday organization comes naturally with a custom mudroom and convenient powder room. Hardwood stairs lead to an equally impressive upper level, where vaulted ceilings lend an airy sense of space. Your elegant primary retreat boasts its own vaulted ceiling, a charming nook for reading or yoga and dual closets, complemented by a luxurious ensuite with a deep soaker tub, dual sinks and an indulgent fully tiled, multi-head rain shower. Two additional bedrooms share a spacious 5-piece Jack and Jill bathroom for ultimate convenience. Additionally, upper-level laundry eliminates trips between floors. A massive recreation room in the finished basement accommodates everything from movie nights and games to fitness, hobbies or a home workspace, with another full bathroom adding even more everyday convenience. This home reflects significant long-term investment and thoughtful maintenance, including new Australian wool carpeting over heated basement floors with upgraded valves, a paved back alley, roof improvements, a heated garage equipped with electric vehicle charging power, upgraded mechanical and air conditioning systems, two new hot water tanks, and a water softener. Summer evenings belong in the beautifully landscaped, south-facing backyard, where an expansive patio, attractive stonework and low-maintenance design invite barbecues and outdoor relaxation. A double detached garage completes this private outdoor setting. Beyond the front door, West Hillhurst places the Bow River pathways, neighbourhood parks, schools, local cafés and the community centre within easy reach, with Kensington's restaurants and boutiques, SAIT, North Hill Centre and downtown effortlessly nearby. This is a home where thoughtful design, everyday comfort and an incredible inner-city lifestyle come together.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357564
Bedrooms	3
Bathrooms	4
Year Built	2002
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:	1,906.25 sq. ft.
Main Level Finished Area:	953.14 sq. ft.
Upper Level Finished Area:	953.11 sq. ft.
Below Grade Finished Area:	753.05 sq. ft.
Acreage:	No
Lot Area:	3,186 sq. ft.
Lot Frontage:	26'6½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2002 (Age: 24)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0211463
Heating:	Forced Air
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Slate, Tile
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:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Easement Registered On Title
Main Floor	Living Room · 17'5" × 14'4" ·
Main Floor	Kitchen · 23'2" × 17'4" ·
Main Floor	Dining Room · 12'5" × 11'4" ·
Upper Level	Bedroom - Primary · 18'10" × 13'5" ·
Upper Level	Bedroom · 12'10" × 11' ·

Upper Level	Bedroom · 13'10" × 9'11" ·
Basement	Game Room · 48'2" × 16'3" ·
Basement	Furnace/Utility Room · 19'3" × 4' ·
Basement	Furnace/Utility Room · 4'11" × 2'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2605-6-avenue-nw-calgary-a2357564/

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