2722 6 Avenue NW

Calgary | Active | MLS® A2359761

$979,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2008**	**1,810 sq. ft.**

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Listed by RE/MAX First

A closer look

Crafted by Timberland Homes, one of Calgary's premier inner-city builders, this architectural contemporary residence makes an immediate impression with its striking modern exterior and uncompromising designer finishes throughout. Stepping inside, you are greeted by nine-foot ceilings, hardwood floors, and the year-round comfort of basement in-floor heating. The main level seamlessly balances sophisticated entertaining with everyday functionality, featuring an inviting front living room anchored by a sleek gas fireplace, alongside a built-in office complete with a custom desk and architectural sliding doors. At the heart of the home, the gourmet kitchen pairs rich espresso-stained custom cabinetry and quartz countertops with a stainless steel and pewter tile backsplash, a granite sink, and a high-end LG refrigerator. Adjacent to the kitchen, an elegant formal dining space opens through French doors to a private patio perfect for entertaining and convenient screens for air flow but keeping the bugs outside! A perfect space for indoor-outdoor living. Quick access to the double detached garage offers secure, convenient parking. Ascending the statement wrought-iron staircase, you arrive at a sun-drenched upper level illuminated by an oversized skylight, housing three generous bedrooms and a refined four-piece bath. The primary sanctuary is designed just for you, boasting an expansive walk-in closet and a spa-inspired five-piece en-suite complete with in floor heat, dual sinks, quartz counters, a deep soaker tub, and a separate glass-enclosed shower with custom tile surround. The fully developed lower level extends the home's luxury lifestyle with a spacious recreation room, a fourth bedroom for guests, a dedicated wine room for the discerning collector, and an oversized laundry room thoughtfully equipped with a utility sink. Beyond the doorstep, the home is nestled along a picturesque, tree-lined street in one of Calgary's most coveted inner-city communities a vibrant enclave celebrated for its timeless neighbourhood charm, welcoming village atmosphere, and architectural character. Just steps from expansive green spaces, scenic river pathways, and a beloved local park, residents can enjoy morning strolls beneath mature canopies, weekend picnics, and active outdoor recreation right outside their door. Combined with walkable access to artisan coffee shops, acclaimed local dining, boutique shopping, and top-rated schools, plus a swift commute to the downtown core, this exceptional property offers the rare luxury of tranquil park-side living in the very heart of the city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359761
Bedrooms	4
Bathrooms	4
Year Built	2008
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,810 sq. ft.
Main Level Finished Area:	917 sq. ft.
Upper Level Finished Area:	893 sq. ft.
Below Grade Finished Area:	865 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2008 (Age: 18)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	331AB
Heating:	Forced Air
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level, Sink
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	One garage door control, alarm. not monitored
Restrictions:	None Known
Main Floor	Living Room · 15'10" × 14'2" ·
Main Floor	Dining Room · 17'7" × 9'8" ·
Main Floor	Kitchen · 15'4" × 9'11" ·
Upper Level	Bedroom - Primary · 17'11" × 11'5" ·

Upper Level	Bedroom · 10'11" × 10'10" ·
Upper Level	Bedroom · 13'1" × 8'9" ·
Lower Level	Family Room · 29'4" × 12'9" ·
Lower Level	Bedroom · 12'4" × 11'7" ·
Lower Level	Laundry · 9' × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	None
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2722-6-avenue-nw-calgary-a2359761/

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