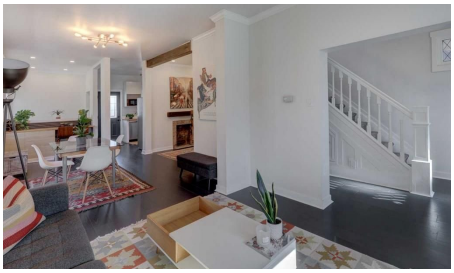
342 6 Avenue NE

Calgary | Active | MLS® A2353416

$714,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1918**	**1,363.79 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! Welcome to this beautifully modernized CENTURY HOME situated in the heart of Crescent Heights in an UNBEATABLE LOCATION close to all of the inner-city and Downtown amenities you could desire. This dream home features all the charm of a home built in 1918 perfectly combined with plenty of updates throughout including a newer furnace, hot water tank (2024), newer windows, new flooring, new interior and exterior paint, kitchen and bathroom updates and a newer 200amp panel. Heading inside past the charming curb appeal you will find the spectacular main floor offering 9 ft ceilings and gleaming laminate flooring featuring a bright foyer, 2 piece vanity bathroom, office/family room, spacious dining room, sun drenched living room and the gourmet chef's kitchen complete with rustic butcher block countertops, stainless steel appliances, ample cabinetry and a charming breakfast/coffee nook. Heading upstairs there is a den that could be utilized as an office or bonus room, an updated, stylish 4 piece bathroom and 3 great-sized bedrooms including the massive primary retreat with a balcony to enjoy your views and a morning coffee. The fully developed basement has also been updated offering a great recreation room, 2 piece bathroom, utility room and tons of storage space. Outside, you will find a picturesque front porch and the beautifully manicured and fully fenced backyard with a deck, dog run, shed and a parking pad that can easily accommodate 2 vehicles. This home is zoned M-CG and is situated in a dream location for buyers and investors alike. Crescent Heights is a sought-after inner-city community offering the perfect blend of urban convenience and residential charm. Enjoy easy access to downtown Calgary, scenic pathways and green spaces along the Bow River, nearby parks, local cafés, restaurants, and everyday amenities, all just minutes from the vibrant shops and services of Centre Street and Edmonton Trail. Don't miss out on this rare opportunity to own an updated and historic home. Book your private viewing of this GEM today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353416
Bedrooms	3
Bathrooms	3
Year Built	1918
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:	1,363.79 sq. ft.
Main Level Finished Area:	679.52 sq. ft.
Upper Level Finished Area:	684.27 sq. ft.
Below Grade Finished Area:	631.14 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1918 (Age: 108)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:1, Half:2)
Num Ensuite Baths:	0
Plan:	2210607
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, None
Garage:	No
Parking:	Additional Parking, Alley Access, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Breakfast Nook · 6'10" × 6'7" ·
Main Floor	Balcony · 8'8" × 6'4" ·
Main Floor	Dining Room · 13'6" × 10'4" ·
Main Floor	Foyer · 12'2" × 6'5" ·
Main Floor	Kitchen · 10'11" × 10'3" ·
Main Floor	Living Room · 11'6" × 11' ·
Main Floor	Office · 12' × 7'4" ·
2nd Floor	Balcony · 17'7" × 4'10" ·

2nd Floor	Bedroom · 10'4" × 8'10" ·
2nd Floor	Bedroom · 8'11" × 8'5" ·
2nd Floor	Den · 10'4" × 8'11" ·
2nd Floor	Bedroom - Primary · 14'9" × 12'6" ·
Basement	Game Room · 27'11" × 8'2" ·
Basement	Storage · 8'4" × 2'10" ·
Basement	Furnace/Utility Room · 24' × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Vinyl Windows
Exterior Features:	Balcony, Dog Run, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/342-6-avenue-ne-calgary-a2353416/

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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.