



THE
A-TEAM

**RE/MAX
FIRST**

2610 6 Avenue, Calgary T2N 0X8

MLS®#: **A2167627** Area: **West Hillhurst** Listing Date: **09/23/24** List Price: **\$1,289,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,968**
 Low Sqft:
 Ttl Sqft: **1,968**

DOM

58
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Wine Refrigerator**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`2" x 10`4"
Family Room	Main	16`2" x 14`8"
Laundry	Upper	6`9" x 5`9"
Bedroom - Primary	Upper	15`11" x 12`11"
Bedroom	Upper	12`4" x 9`7"
2pc Bathroom	Main	5`1" x 4`11"

Room	Level	Dimensions
Living Room	Main	16`1" x 15`11"
Kitchen	Main	20`0" x 12`2"
Furnace/Utility Room	Basement	10`10" x 7`5"
Bedroom	Upper	10`8" x 9`9"
Bedroom	Basement	14`6" x 10`11"
4pc Bathroom	Upper	9`8" x 4`11"

5pc Ensuite bath
Walk-In Closet
Other
Foyer

Upper
Main
Basement
Main

13`11" x 9`6"
5`1" x 3`11"
7`9" x 4`0"
5`7" x 5`6"

4pc Bathroom
Walk-In Closet
Mud Room

Basement
Upper
Main

7`5" x 4`11"
7`9" x 6`1"
7`6" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

331AB

Remarks

Pub Rmks:

**** OPEN HOUSE: Saturday, Nov. 23rd 12-2pm and Sunday, Nov. 24th 2-4pm ** Welcome to 2610 6 Ave NW, a stunning brick exterior home nestled in a highly desirable neighborhood! This beautifully designed residence features an inviting dining room that leads into an open floor concept seamlessly connecting to the gourmet kitchen. The modern kitchen is a chef's dream, complete with high-end appliances, ample counter space, quartz countertops, and full-height cabinetry. The living room is highlighted by a cozy gas fireplace adorned with a striking brick accent wall and built-in shelving, creating a warm and welcoming atmosphere for family gatherings or entertaining guests. Sliding doors open to a charming patio, perfect for outdoor entertaining. On the main floor, you'll also find a convenient walk-in closet, a thoughtfully designed mudroom for added functionality, and a stylish powder room for guests. Upstairs, the luxurious master suite serves as a tranquil retreat, boasting a lavish 5-piece ensuite with a dual vanity, a walk-in shower with a rainfall showerhead, and a soaking tub, along with a spacious walk-in closet. Two additional well-sized bedrooms share a beautifully appointed full bathroom, while a dedicated laundry room adds to the home's practicality. The fully finished basement is an entertainer's paradise, featuring a wet bar with a beverage fridge, an additional bedroom, and a full bathroom, making it perfect for hosting friends and family. With roughed-in in-floor heating for comfort, as well as rough-ins for speakers and AC, this space offers endless possibilities. The fully fenced lot and double detached garage enhance privacy and create a safe haven for outdoor activities. Conveniently located, this residence offers easy access to schools, vibrant parks, and a variety of shopping and dining options. Don't miss your chance to experience all the exceptional features and comforts this remarkable home has to offer—schedule a viewing today!**

Inclusions:
Property Listed By:

None
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











