



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

121
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

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Family Room, Laundry, Bedroom - Primary, Bedroom, and 2pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Kitchen, Furnace/Utility Room, Bedroom, Bedroom, and 4pc Bathroom.

5pc Ensuite bath
Walk-In Closet
Other
Foyer

Upper
Main
Basement
Main

45`8" x 31`2"
16`8" x 12`10"
25`5" x 13`1"
18`4" x 18`1"

4pc Bathroom
Walk-In Closet
Mud Room

Basement
Upper
Main

24`4" x 16`2"
25`5" x 19`11"
24`7" x 19`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

331AB

Remarks

Pub Rmks: **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











