



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2329 6 Avenue, Calgary T2N 0X3**

MLS®#: **A2170781**

Area: **West Hillhurst**

Listing Date: **10/11/24**

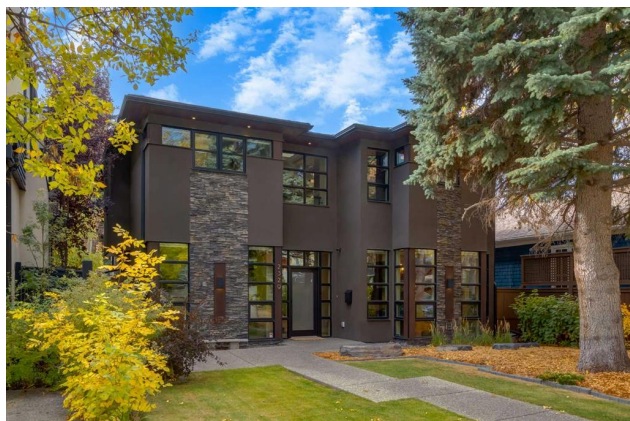
List Price: **\$1,999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **2,544**  
Low Sqft:  
Ttl Sqft: **2,544**

Lot Information

Lot Sz Ar: **5,683 sqft**  
Lot Shape:

DOM

**42**  
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,Front Yard,Lawn,Landscaped,Level,Private,Rectangular Lot,Treed**  
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Silent Floor Joists,Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Oven-Built-In,Range Hood,Washer/Dryer,Window Coverings**

Int Feat: **Bar,Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Steam Room,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`9" x 7`5"	Den	Main	10`8" x 8`5"
Dining Room	Main	14`11" x 11`8"	Kitchen	Main	14`0" x 14`0"
Family Room	Main	18`4" x 14`11"	Living Room	Main	13`2" x 10`6"
2pc Bathroom	Main	6`4" x 2`9"	Mud Room	Main	10`2" x 5`4"
Bedroom - Primary	Second	14`11" x 13`11"	Walk-In Closet	Second	8`10" x 4`8"

Walk-In Closet	Second	8`10" x 4`1"	6pc Ensuite bath	Second	14`7" x 12`11"
Bedroom	Second	11`8" x 10`0"	Walk-In Closet	Second	3`3" x 3`3"
Bedroom	Second	11`5" x 10`0"	Walk-In Closet	Second	4`11" x 3`8"
5pc Ensuite bath	Second	11`10" x 9`5"	Laundry	Second	14`11" x 8`10"
Bedroom	Basement	11`11" x 9`11"	Game Room	Basement	21`2" x 14`10"
Media Room	Basement	16`5" x 13`10"	Exercise Room	Basement	18`0" x 10`0"
Furnace/Utility Room	Basement	11`4" x 10`2"	4pc Ensuite bath	Basement	10`10" x 9`10"
Storage	Basement	8`2" x 3`9"	Wine Cellar	Basement	6`5" x 5`5"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **5612FO**

Zoning: **R-C2**

Remarks

Pub Rmks: **This modern masterpiece offers stunning curb appeal, enhanced by mature trees, professional landscaping, and aggregate concrete leading to the formal entrance. Inside, a formal den with a built-in bookshelf sets a refined tone. The open-concept great room features a striking dining area adorned with custom light fixtures and ample windows, seamlessly connecting to the chef's kitchen, which features a sizeable sit-at island, coffee bar, 6-burner Wolf stove, Sub-Zero refrigerator, wall oven, and built-in microwave. The family room, with a gas fireplace and large windows, overlooks the sunny south-facing yard. Step through the patio doors to discover two-tiered patios, with the lower one featuring a double-sided gas fireplace adjacent to the formal living/piano room—ideal for entertaining and family fun. A custom open-riser staircase, topped with four skylights, leads to the upper level. You'll find three spacious bedrooms and a well-equipped laundry room with a sink and folding table. The children's bedrooms include walk-in closets and share a 5-piece Jack-and-Jill bathroom with dual sinks, separated from the bath for added convenience. The primary bedroom is a true retreat, featuring an electric fireplace, two separate walk-in closets, and a luxurious 7-piece ensuite with in-floor heat, a steam shower and a soaker tub. The finished basement with in-floor heat is equally impressive, offering a gas fireplace in the games room, a fourth bedroom, and a 5-piece bathroom with a sizeable post-workout shower. An exquisite wine room behind the wet bar provides space to store and display your prized collection. The theatre room and a gym complete this perfect entertainment space. This neighbourhood offers parks, playgrounds, a multi-sport community centre, and diverse eateries, all within walking distance. This is a gem with its elegant finishes and abundant local amenities.**

Inclusions: -  
 Property Listed By: **RE/MAX Real Estate (Central)**

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



