



THE
A-TEAM

**RE/MAX
FIRST**

2021 6 Avenue, Calgary T2N 0W6

MLS®#: **A2171688**

Area: **West Hillhurst**

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

List Price: **\$1,420,000**

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: **3,239 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,124**
Low Sqft:
Ttl Sqft: **2,124**

DOM

53
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction:
See Remarks
Flooring:
Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`3" x 15`0"
Living Room	Main	10`11" x 17`0"
Bedroom - Primary	Second	13`0" x 16`0"
Bedroom	Second	9`7" x 11`10"
Game Room	Basement	14`6" x 14`6"
2pc Bathroom	Main	5`1" x 5`2"
3pc Ensuite bath	Second	6`0" x 8`5"
4pc Bathroom	Basement	5`0" x 10`7"
Entrance	Main	5`2" x 9`0"
Furnace/Utility Room	Main	9`2" x 10`8"

Room	Level	Dimensions
Kitchen	Main	8`6" x 21`4"
Mud Room	Main	6`6" x 6`6"
Bedroom	Second	9`8" x 13`3"
Laundry	Second	5`7" x 7`10"
Bedroom	Basement	10`6" x 14`6"
5pc Ensuite bath	Second	9`7" x 12`5"
3pc Ensuite bath	Second	6`0" x 7`11"
Other	Basement	10`10" x 13`8"
Other	Main	4`0" x 6`3"

Title: **Fee Simple**
Legal Desc: **710N**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to one of West Hillhurst's FINEST homes! An exquisite detached infill, located in one of the city's most desirable and trendy neighbourhoods. Thoughtfully designed with an open-concept main floor plan, this home is perfect for modern living and entertaining. As you step inside, you're greeted by a formal dining area that flows seamlessly into the kitchen and spacious living room, featuring a cozy fireplace and functional rear mudroom. With top of the line floor to ceiling fine finishings this home provides an inviting atmosphere for guests. The gourmet kitchen is a treat for your inner culinary wizardry, also offering a HIDDEN PANTRY and an elegant WINE ROOM—perfect for hosting unforgettable dinner parties and random gatherings. The SOUTH FACING backyard is drenched in natural light, providing the ideal outdoor space for relaxation or summer barbecues. Upstairs, the master retreat is a true sanctuary, complete with an upper decorative balcony that offers an ambient addition to your private sanctuary. The luxurious ensuite features a fully installed STEAM SHOWER, and the large walk-in closet provides ample storage space. As a rare addition in homes like these; the two secondary bedrooms on the upper level EACH have their own PRIVATE ENSUITES, offering comfort and privacy for family members or guests. No detail has been overlooked, with high-end finishings throughout including ceiling speakers installed to set the mood in every corner of this home. The massive rear mudroom, with its walk-in closet, keeps the main floor organized and clutter-free, adding to the home's functionality and meticulous presentation. Downstairs, the lower level is designed for ultimate entertainment, boasting a large media room, perfect for movie nights or catching the game. A stylish wet bar adds to the appeal, and the fourth bedroom on this level makes for a perfect guest suite, home office, or flex space. This home effortlessly blends LUXURY, functionality, and contemporary design, making it an ideal choice for those who love to entertain and enjoy the best of inner-city living. Don't miss your chance to own this exceptional property. This home also comes with an A/C Rough in, rough in for a heated hydronic flooring system in the basement and vaccu-flo rough in. *Property is at the early stages of construction, estimated completion Spring 2025***

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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