



THE
A-TEAM

**RE/MAX
FIRST**

2332 6 Street, Calgary T2G 4S2

MLS®#: **A2180170**

Area: **Ramsay**

Listing Date: **11/22/24**

List Price: **\$1,295,000**

Status: **Active**

County: **Calgary**

Change: **-\$105k, 20-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,198**
Low Sqft:
Ttl Sqft: **2,198**

DOM

71
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Triangular Lot,Corner Lot,Private,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 7`0"
Living Room	Main	16`3" x 16`7"
4pc Bathroom	Second	5`0" x 12`0"
Bedroom - Primary	Second	13`3" x 14`0"
Laundry	Second	7`4" x 14`2"
Walk-In Closet	Second	7`3" x 12`11"

Room	Level	Dimensions
Kitchen	Main	22`5" x 17`11"
Office	Main	10`5" x 10`11"
5pc Ensuite bath	Second	10`7" x 15`3"
Bedroom	Second	10`11" x 12`11"
Bedroom - Primary	Second	12`3" x 16`9"
4pc Bathroom	Basement	10`4" x 4`11"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**10`3" x 11`1"
7`7" x 10`6"**

Game Room

Basement

21`3" x 16`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0413792

Remarks

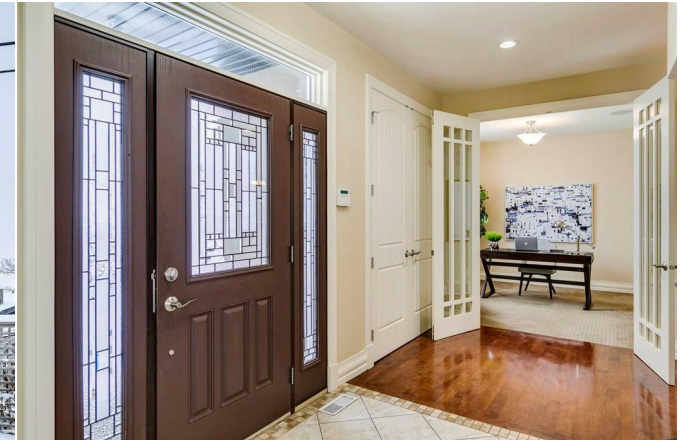
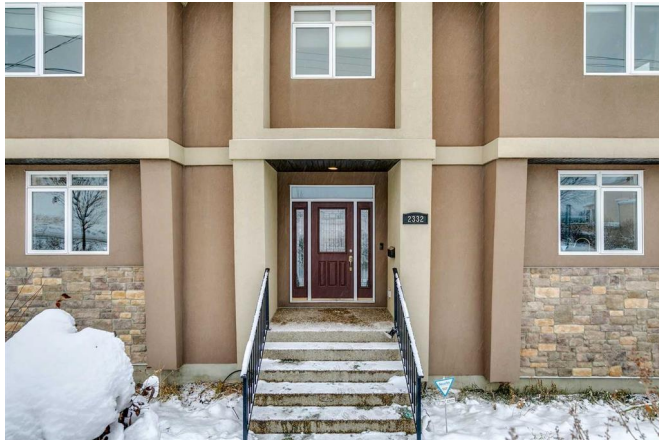
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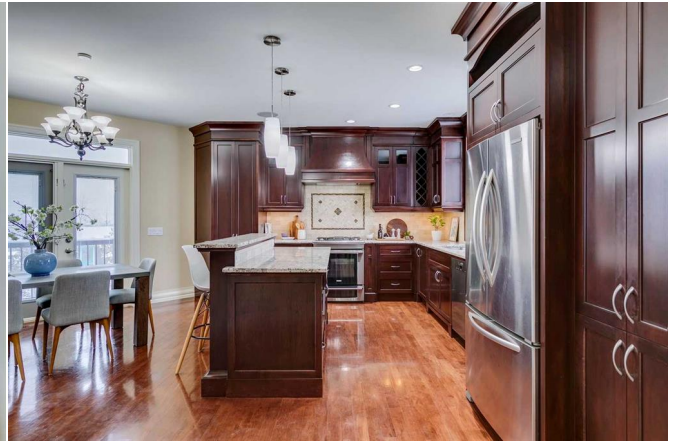
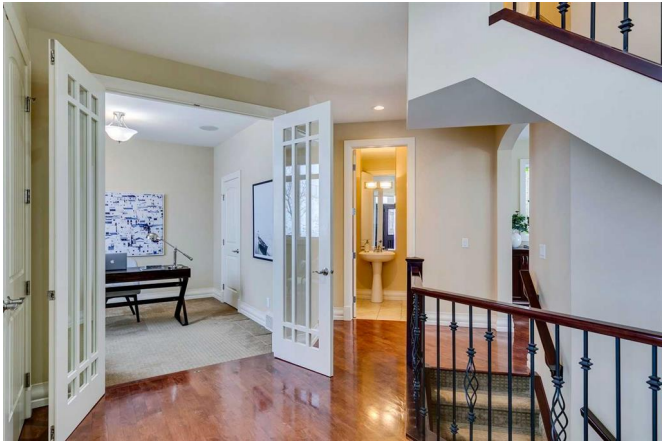
This custom-built, two-story family home with a total of 4 bedrooms + office + double attached garage, offered by its original owner, is designed for both comfort + functionality. The main floor features a private office off the entryway, a spacious kitchen with ample cabinetry, a two-tiered island, stainless steel appliances + a bright breakfast nook with French doors to the backyard. The great room offers a cozy gas fireplace + built-ins, while the spacious dining room, ideal for large gatherings also provides outdoor access. Gleaming hardwood floors, elegant wood-and-wrought-iron railings + an abundance of beautiful millwork complete the space. Upstairs, find three large bedrooms, including a primary bedroom with a walk-in closet, ceiling fan, + pleasing ensuite with dual vanities, a standalone shower + a large jetted soaker tub. A bright, well laid out laundry room with ample storage is also on this level. The developed lower level with heated basement floor includes a family room, guest bedroom, full bath + storage. Outside, the private backyard boasts a wood-burning pizza oven, perfect for entertaining. Located close to schools, shopping, restaurants + pathways—with an unobstructed view over the Stampede Grounds with bonus views of the Stampede fireworks and partial Downtown views—this home is a must-see!

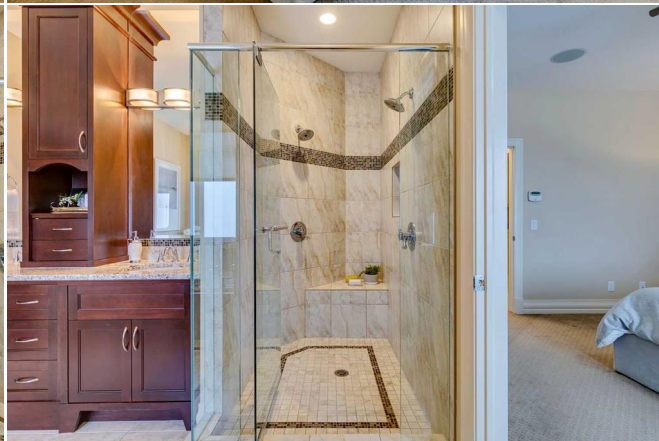
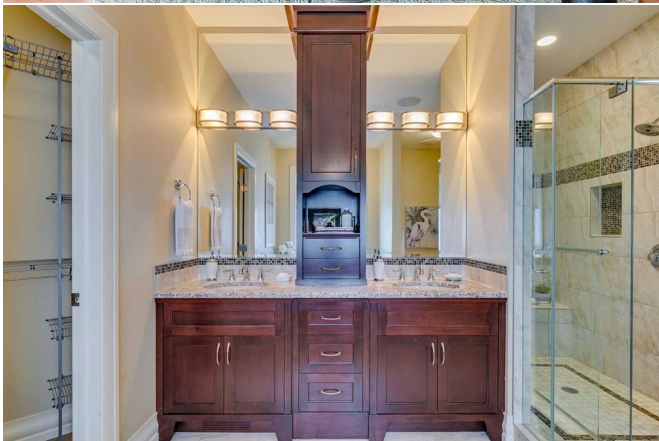
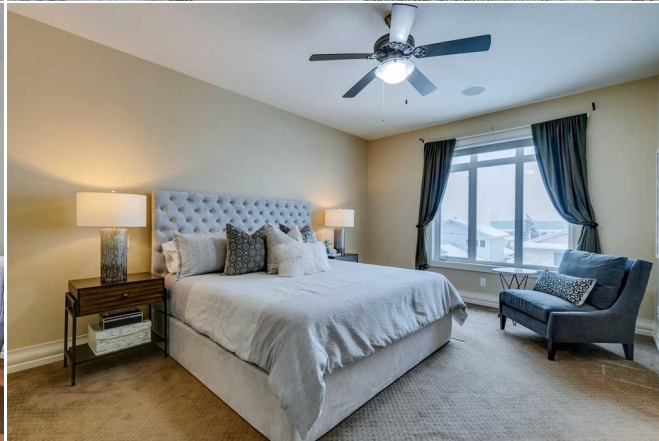
Inclusions:
Property Listed By:

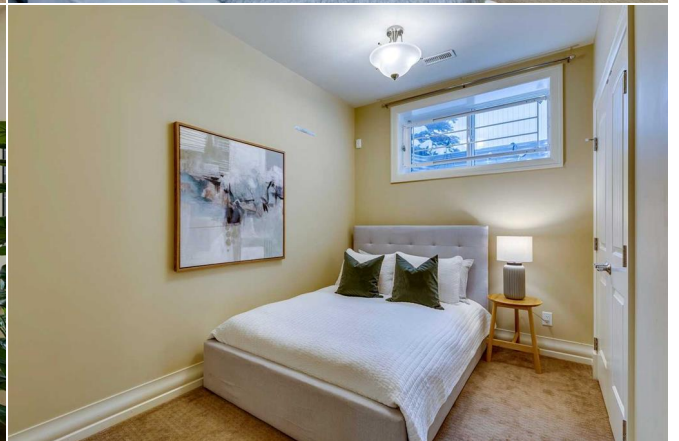
**Wired Stereo Equipment including 2 Amplifiers, Alarm System, BBQ, Pizza Oven on Patio, Roughed in Central Vacuum, Roughed in Sprinkler System
Real Estate Professionals Inc.**

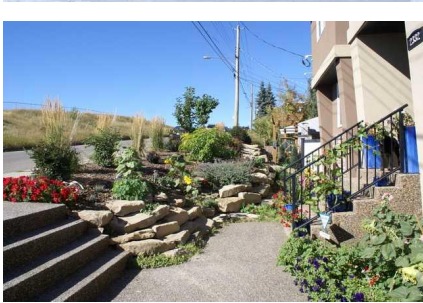
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2332 6 St SE, Calgary, AB

Main Floor Exterior Area 1030.20 sq ft
Interior Area 957.80 sq ft



0 4 8 ft

PREPARED: 2024/11/23

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2332 6 St SE, Calgary, AB

2nd Floor Exterior Area 1181.70 sq ft
Interior Area 1071.87 sq ft



0 4 8 ft

PREPARED: 2024/11/23

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2332 6 St SE, Calgary, AB

Basement (Below Grade) Exterior Area 786.93 sq ft
Interior Area 645.80 sq ft
Excluded Area 482.99 sq ft



0 4 8 ft

PREPARED: 2024/11/23

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