



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2608 6 Avenue, Calgary T2N 0X8**

MLS®#: **A2197571**

Area: **West Hillhurst**

Listing Date: **03/03/25**

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:

Access:

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

DOM

**7**

Layout

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

Parking

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

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: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Mud Room</b>	<b>Main</b>	<b>5`11" x 7`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 20`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`7" x 5`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`0" x 4`7"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 9`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 16`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 13`4"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`1" x 3`11"</b>
<b>Other</b>	<b>Main</b>	<b>10`1" x 11`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 9`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 12`4"</b>

Laundry  
 Bedroom - Primary  
 Family Room  
 Furnace/Utility Room  
 Storage  
 Walk-In Closet

Upper  
 Upper  
 Basement  
 Basement  
 Basement  
 Basement

5`8" x 6`8"  
 16`0" x 12`11"  
 14`7" x 15`10"  
 7`5" x 11`2"  
 2`11" x 11`10"  
 4`7" x 7`8"

Walk-In Closet  
 5pc Ensuite bath  
 Other  
 4pc Bathroom  
 Bedroom

Upper  
 Upper  
 Basement  
 Basement  
 Basement

6`1" x 7`11"  
 9`7" x 16`2"  
 7`11" x 3`10"  
 7`4" x 4`11"  
 14`7" x 11`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **331AB**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Saturday, Mar. 8th 1-3pm and Sunday, Mar. 9th 1-3pm \*\* Welcome to 2608 6 Ave NW! This stunning brick-exterior home is nestled in a highly sought-after neighborhood, offering a perfect blend of style and functionality. Step inside to find an inviting dining area that seamlessly transitions into the open-concept gourmet kitchen. Designed for both elegance and practicality, the kitchen boasts high-end appliances, quartz countertops, full-height cabinetry, and ample counter space—perfect for any home chef. The spacious living room is the heart of the home, featuring a cozy gas fireplace with a striking brick accent wall and built-in shelving, creating a warm and welcoming ambiance. Sliding doors lead to a charming patio, ideal for outdoor entertaining. The main floor also offers a thoughtfully designed mudroom, a convenient walk-in closet, and a stylish powder room for guests. Upstairs, the luxurious primary bedroom provides a serene retreat, complete with a lavish 5-piece ensuite featuring dual vanities, a soaking tub, and a walk-in shower with a rainfall showerhead. A spacious walk-in closet adds to the suite's appeal. Two additional well-sized bedrooms share a beautifully designed full bathroom, while a dedicated laundry room enhances convenience. The fully finished basement is an entertainer's dream, complete with a wet bar, beverage fridge, an additional bedroom, and a full bathroom—perfect for hosting guests or creating a cozy retreat. With roughed-in in-floor heating, speaker system, and AC, this space is ready for your personal touch. Outside, the fully fenced lot and double detached garage provide privacy and security, making this home ideal for families and outdoor enthusiasts alike. Located just minutes from top-rated schools, parks, shopping, and dining, this residence offers both luxury and convenience. Don't miss the opportunity to make this remarkable home yours—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**













