

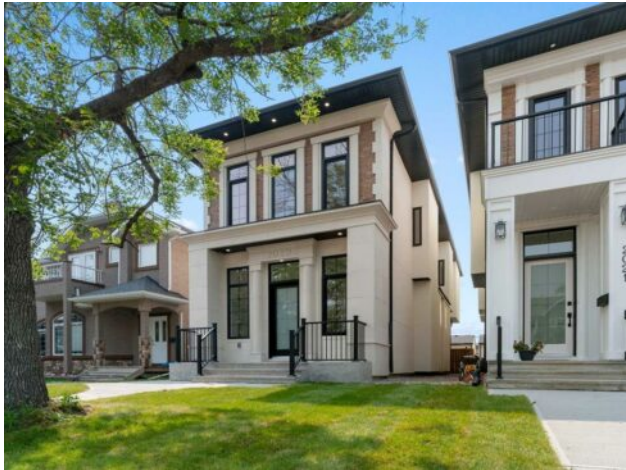


GRASSROOTS
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2019 6 Avenue NW
Calgary, Alberta

MLS # A2230334



\$1,649,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: See Remarks

Welcome to one of West Hillhurst's **FINEST** homes—an exquisite detached infill accented with a stately limestone exterior, in one of Calgary's most desirable and vibrant inner-city neighbourhoods. Thoughtfully designed for both everyday living and upscale entertaining, this home combines luxury, comfort, and functionality in a truly exceptional package. As you step inside, you're greeted by a spacious front entryway that offers a warm welcome and sets the tone for what's to come. Just off to the right is a dedicated home office—perfect for remote work, creative projects, or a quiet retreat. The main floor unfolds into a stunning open-concept layout featuring a formal dining area, a chef-inspired kitchen with floor-to-ceiling high-end finishings, and a large living room anchored by a cozy fireplace. At the side entrance, a generous closet space helps keep things organized and clutter-free, making everyday life effortlessly stylish and functional. The south-facing backyard is bathed in natural light, providing the ideal setting for relaxing, entertaining, or enjoying sunny summer days. Upstairs, the primary suite is a true retreat, featuring a luxurious ensuite with a fully installed steam shower and a spacious walk-in closet. Two additional bedrooms on the upper level each offer private ensuites, giving family members or guests the ultimate in privacy and comfort. The fully finished lower level is designed for both entertainment and wellness; featuring a large media room perfect for movie nights or game days, a sleek wet bar, a private gym space, and a fourth bedroom with bathroom, that works beautifully as a guest room, secondary office, or flex space. Additional upgrades include a rough-in for A/C, a rough-in for a hydronic in-floor heating system in the basement, and a central vacuum rough-in. Ceiling speakers are installed on the main floor and in the

basement, to set the mood in every space. With its unbeatable location, refined finishes, and thoughtful design, this home is the perfect blend of modern elegance and inner-city convenience. Don't miss your chance to own this extraordinary West Hillhurst residence.