



GRASSROOTS
REALTY GROUP

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415 6 Street NE
Calgary, Alberta

MLS # A2239724



\$875,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Filled with natural light and boasting downtown views, this modern corner-lot home offers exceptional style and functionality in the heart of Bridgeland. Designed with an open-concept layout, high ceilings, and engineered hardwood floors, the main floor flows effortlessly — perfect for entertaining or relaxing by the sleek gas fireplace. The kitchen features quartz countertops, a large island with breakfast bar, and a commercial-grade gas stove, making it the true heart of the home. Upstairs, the primary suite includes a walk-in closet and spa-like ensuite with a soaker tub and glass walk-in shower, while two additional bedrooms and a 4-piece bath complete the level. A fully finished basement with separate entrance adds an illegal basement suite for income potential or multi-generational living, offering a bedroom with walk-in closet, full kitchen, living room, 3-piece bath, and private laundry. Set in one of Calgary's most walkable communities, you're just minutes from downtown, top-rated restaurants, green spaces, playgrounds, transit, and Langevin School.