



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2613 6 Avenue NW
Calgary, Alberta

MLS # A2287586



\$2,995,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,715 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Built-In Coffee System		

Discover refined living in this exceptional custom built residence by HeavenView Homes, ideally located in sought after West Hillhurst. Crafted with uncompromising attention to detail, this home sets a new standard for luxury with elevated design, impeccable finishes, and thoughtfully curated spaces throughout. From the moment you step inside, you are welcomed by a stunning custom designed solid wood and metal feature railing that makes an immediate architectural statement at the entrance. Inside, soaring ceilings, white oak hardwood floors, dramatic feature walls, and designer lighting create an unforgettable first impression. A private front office is filled with natural light, offering a serene and sophisticated work-from-home space. The elegant dining room flows seamlessly into the living room, divided by a custom LED-lit architectural feature wall that beautifully defines each area. Bespoke millwork frames a sleek linear gas fireplace, while expansive sliding glass doors open to a generous rear patio, effortlessly blending indoor/outdoor living. The statement kitchen anchors the home, appointed with premium appliances including a gas cooktop, built-in wall oven and microwave, and built-in coffee system. Quartz counters, full height custom cabinetry, and an oversized island combine style and function. A wraparound butler's pantry offers abundant storage, extensive shelving, and dedicated wine storage for seamless entertaining. A spacious mudroom with built-in storage connects to the triple attached garage for everyday convenience. Upstairs, natural light pours in along the open riser staircase. The upper level features a well-appointed laundry room, coffee/beverage station, and four generous bedrooms, each with feature walls and private ensuites for ultimate comfort and privacy. Every bathroom is elevated with fully upgraded Japanese toilets, blending

cutting-edge technology, comfort, and refined design. The primary retreat boasts a custom walk-in dressing room and a lavish 6pc ensuite with a deep soaker tub and expansive glass-encased steam shower with body sprays. The lower level is designed for relaxation and entertaining, offering plush carpets, expansive games and recreation areas, custom wine storage, and a fully equipped wet bar. A dedicated home gym with rubber flooring and mirrored walls, a fifth bedroom with its own ensuite, and an additional powder room complete this exceptional home. The South facing backyard is a private oasis, offering a generous patio, outdoor fireplace, and ample green space for both tranquil evenings and lively gatherings. Ideally located just minutes from Westmount Charter School, Helicopter Park, the off-leash dog park, Foothills Hospital, and the Bow River pathway system, this residence is a true work of art that seamlessly blends timeless elegance with modern sophistication. Experience firsthand the extraordinary lifestyle this remarkable home has to offer.