



GRASSROOTS
REALTY GROUP

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2011 6 Avenue NW
Calgary, Alberta

MLS # A2311175



\$1,088,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,496 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Oversized, Triple Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement appliances (fridge, dishwasher <as is>, gas stove), wall-mounted TVs/brackets, alarm system hardware, 2 microwaves, garage heater, wardrobe in upstairs bedroom, white cabinet in laundry room

Here in the popular inner city community of West Hillhurst is where you'll find your new home in this custom-built two storey just steps to the community centre, West Hillhurst Park & minutes to shopping & LRT. Available for quick possession, this fully finished home enjoys hardwood floors & central air, total of 5 bedrooms & 4 full baths, heated 3 car garage & sunny South backyard…plus an illegal basement suite with separate entrance. With over 3500sqft of developed living space, you'll love the functional & inviting feel of the main floor which features an airy & open living room, great-sized formal dining room…perfect for both entertaining & family meals, & sun-drenched family room with corner gas fireplace & South-facing window looking out into the backyard. The sleek & updated white kitchen has granite countertops & backsplash, loads of cabinet space, large walk-in pantry/laundry room & upgraded stainless steel appliances which includes a Subzero fridge, Viking dishwasher & gas stove/convection oven. Total of 3 bedrooms & 2 full baths on the upper level…highlighted by the incredible owners' retreat with vaulted ceilings & 3 skylights, gas fireplace, huge walk-in closet & jetted tub ensuite with double vanities & separate shower, instant hot water & built-in cabinets. The other 2 bedrooms are both a terrific size & 1 has an enclosed balcony. The illegal basement suite – with separate side entrance & infloor heating, is finished with 2 large bedrooms, full bathroom with 2 sinks, rec room with cold room & kitchen/dining room with tile floors & white/stainless steel appliances including a gas stove. The main floor laundry has an LG washer & dryer. Additional features of this fantastic home include a main floor full bathroom with shower, central vacuum system, tankless water system, fenced South backyard with aggregate

patio, new furnace/boiler/NuVo water softener in 2020, oversized/heated 3 car garage & in 2020 a new roof was installed on the garage, & in 2025 a new roof was installed on the house & the polyB water pipes were removed. Only a short stroll from your front door is the West Hillhurst Community Centre & Park…with its tennis courts & sports field, the site of year-round neighbourhood activities, playground & community gardens. Queen Elizabeth School & High School are also both a couple blocks away, & numerous parks & off-leash areas are all close-by. Prime location just minutes to SAIT & Jubilee Auditorium, Lions Park LRT, North Hill Mall, historic Riley Park, the vibrant Kensington district & easy access to University of Calgary & major medical facilities, Bow River Pathway System & downtown.