



2132 6 Avenue NW  
Calgary, Alberta

MLS # A2319886



**\$848,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Dry Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Television & mount on rear deck, as is.

**OPEN HOUSE SAT & SUN 2:00PM-4:00PM** Set on a picturesque tree-lined street, this extensively renovated residence beautifully blends timeless character with refined modern living. Thoughtfully curated throughout, the home offers an exceptional balance of craftsmanship, refined design, and everyday comfort in West Hillhurst, one of Calgary's most desirable northwest communities. From the moment you arrive, the striking curb appeal and inviting front approach sets the tone for what awaits inside. Carefully designed for both relaxed living and effortless entertaining, the home is filled with natural light, elevated finishes, and an atmosphere that instantly feels welcoming. The main level was reimagined to create sophisticated, functional living spaces that flow seamlessly from room to room. The living room features a striking black fireplace with a wood mantle and tile surround, along with a dry bar complete with a custom wine rack and beverage fridge—ideal for entertaining or relaxing at home adding warmth and character. A wall of south-facing windows allows for an abundance of natural light throughout the day. At the heart of the home, the tastefully appointed kitchen offers significant cabinetry and opens to gathering areas designed for modern family living. Equally impressive, the outdoor living experience has been intentionally designed for both quiet moments and having friends over. The expansive newer deck features integrated solar lighting, a natural gas fire table, and a mounted television feature incorporated into the privacy screen — creating the perfect setting for summer evenings spent relaxing or enjoying the game outdoors. Upstairs, a serene primary retreat offers a peaceful escape, with a wall of windows overlooking the tree-lined street below. Built-in cabinetry and a functional ensuite complete the space. The generous

secondary bedroom provides flexibility for changing family needs and could easily be converted into two separate bedrooms if desired. An additional bathroom finishes the upper level. The fully developed lower level adds even more versatility, offering a great space for recreation, guests, a home office, or a growing family. The home's laundry room is discreetly tucked away behind an architectural barn door and another 3-piece bathroom. The newer detached garage is more than a garage; it is fully finished, heated with custom cabinetry. Comprehensive updates completed throughout the home include renovations to all three levels, central air conditioning, a new roof and numerous carefully considered enhancements that reflect genuine pride of ownership and long-term care of the property. This is a rare opportunity to own a beautifully updated turnkey home in one of the city's most established and sought-after inner-city communities. Every detail has been thoughtfully considered to create a residence that is as functional as it is beautiful.