



GRASSROOTS
REALTY GROUP

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1106 6 Street NE
Calgary, Alberta

MLS # A2325144



\$1,290,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,765 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Inclusions: 2x Refrigerator, 2x Washer, 2x Dryer, 2x Dishwasher, 2x Microwave, All Built in Storage

Located in the heart of the highly sought-after community of Renfrew, this brand-new infill delivers refined modern living with the added flexibility of a fully legal basement suite, ideal for homeowners and investors. The main residence offers 4 bedrooms and 3.5 bathrooms, thoughtfully designed with a focus on function, natural light, and elevated finishings throughout. The main floor features a chef-inspired kitchen anchored by quartz countertops, full-height custom cabinetry, marble-look backsplash, a built-in wine rack island, and premium stainless steel appliances. The living room is centered around a full-height stacked stone fireplace with floating shelving, complemented by oversized windows that enhance the open-concept design and bring in an abundance of natural light. The upper level hosts three well-sized bedrooms, including a primary suite with a private ensuite finished with contemporary fixtures and clean, spa-like detail. The two secondary bedrooms each have their own private access to a shared full bathroom, a thoughtful layout that works equally well for growing families or visiting guests. The legal basement suite features quartz countertops, modern cabinetry, stainless steel appliances, and a separate entrance, a well-sized bedroom providing strong rental income potential or comfortable space for extended family. Additional features include luxury vinyl plank flooring throughout, modern black and brushed fixtures, recessed lighting, and a cohesive contemporary design carried across all levels, as well as double detached garage. Positioned just minutes from downtown, this home offers exceptional access to schools, parks, transit, and amenities within the established inner-city community of Calgary.