



GRASSROOTS
REALTY GROUP

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2311 6 Avenue NW
Calgary, Alberta

MLS # A2336654



\$1,588,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Open House October 3rd & 4th 12:30pm -3:30pm. Gorgeous, new high-end home in the popular NW inner-city community of West Hillhurst. This stunning home is highlighted by a superb floor plan with European quality craftsmanship throughout. Modern open plan includes 3 large bedrooms up, each with their own ensuite baths! Over height 10' ceilings on the main, 9' on upper and lower levels. Large windows fill this home full of natural light. Rich, White Oak hardwood floors. The central gourmet kitchen is highlighted by integrated stainless steel appliances that include a 36" dual fuel range, matching paneled dishwasher, and paneled fridge. Ample amounts of cabinetry, tile backsplash, quartz countertops, plus a large central island round out the kitchen. The adjacent dining area is ideal for everyday and formal dining. Family room boasts a built-in tile clad gas fireplace and large sliding patio doors out to the sunny south back deck and yard. Flexible front living space would make an ideal home office. Solid white Oak open riser staircase lit with led lighting. Generous primary suite features a spacious walk-in closet with an abundance of built ins. Elegant & relaxing ensuite boasts a full-length vanity, matching quartz countertops, dual sinks, heated tile floor, massive soaker tub plus a separate, oversized steam/rain shower with bench seat and glass wall enclosure. 2 more good sized bedrooms each with custom built in closet organizers and ensuite baths. Large laundry room with built-in cabinetry, laundry sink, and quartz countertop/folding table. Fully developed basement with huge rec room, dedicated home gym, 4th bedroom and full matching bath. Minutes to the Foothills Hospital, Children's Hospital, University of Calgary, Queen Elizabeth school, the downtown core, River Parks and pathways and many eclectic cafes boutiques and

coffee shops in Kensington. A superb, modern multifaceted lifestyle home in a prime inner-city location.