



**GRASSROOTS**  
REALTY GROUP

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2431 6 Avenue NW  
Calgary, Alberta

MLS # A2343509



**\$1,249,900**

|           |                                                                      |        |                  |
|-----------|----------------------------------------------------------------------|--------|------------------|
| Division: | West Hillhurst                                                       |        |                  |
| Type:     | Residential/Duplex                                                   |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                      |        |                  |
| Size:     | 2,055 sq.ft.                                                         | Age:   | 2023 (3 yrs old) |
| Beds:     | 4                                                                    | Baths: | 4 full / 1 half  |
| Garage:   | Double Garage Detached                                               |        |                  |
| Lot Size: | 0.07 Acre                                                            |        |                  |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Rectangular Lot |        |                  |

|             |                                                                                                                                                                                     |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                             | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Vinyl Plank                                                                                                                                                 | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                     | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                | LLD:       | -    |
| Exterior:   | Composite Siding, Stucco, Wood Frame                                                                                                                                                | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                                     | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |            |      |
| Inclusions: | Basement suite being sold fully furnished/turnkey as you see it                                                                                                                     |            |      |

A RARE OPPORTUNITY to own a sophisticated inner-city home with a fully established, turnkey short-term rental generating nearly \$45,000 in annual revenue. Located on a quiet dead-end street in sought-after West Hillhurst, this 2024-built home offers over 2,050 sq. ft. above grade PLUS a fully furnished legal lower suite that isn't simply "income potential"—it's a proven, operating rental business included with the property. From August 2025 through July 2026, the legal suite averaged \$3,731 PER MONTH, or nearly \$45,000 over 12 months. Approximately \$20,000 was invested into establishing and furnishing the rental, all included in the sale. The legal suite ranks among the TOP 5% OF CALGARY HOMES ON AIRBNB and received a 2025 Traveller Review Award. For a buyer looking to offset ownership costs or add an established revenue stream, the furnishings, infrastructure and operating history are already in place. The main residence is equally impressive. The open-concept main floor features 10' ceilings and a chef-inspired kitchen with premium Fisher & Paykel appliances, quartz countertops, extensive cabinetry, statement island and walk-in pantry. Spacious living and dining areas are ideal for entertaining, while a dedicated office adds valuable flexibility. Upstairs are THREE BEDROOMS, EACH WITH ITS OWN ENSUITE. The primary retreat features a walk-in closet and spa-inspired ensuite with heated floors, freestanding soaker tub and STEAM SHOWER. Upper laundry completes this exceptionally functional level. The legal lower suite has a private entrance, kitchen, living area, bedroom and full bathroom. EXTRA SOUNDPROOFING between the residences and DUAL FURNACES enhance separation, while TWO ADDITIONAL OWNER-STORAGE ROOMS provide secure storage without interfering with the rental. Additional features include

CENTRAL A/C, a WATER SOFTENER and an oversized 21' x 21' double garage with an 8' overhead door and EV CAPABILITY. Set on a quiet dead-end street with minimal through traffic, this location offers a sense of peace and privacy rarely found this close to downtown, with quick access to the Bow River pathways, parks, schools, Kensington and the downtown core. More than a beautiful West Hillhurst home with a legal suite, this is a thoughtfully designed inner-city residence paired with a furnished, established and proven income-producing rental.