



GRASSROOTS
REALTY GROUP

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2302 6 Street NE
Calgary, Alberta

MLS # A2344137



\$1,179,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,148 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Separate Entrance

Inclusions: Basement Appliances: Electric range, hood fan, refrigerator, Washer/dryer.

Welcome to this exceptional semi-detached home offering almost 3,100 sq. ft. of total living space with approximately 2,150 sq. ft. above grade plus a beautifully developed 921 sq. ft. legal two-bedroom basement suite. The home makes an impressive first impression with its striking brick and modern stucco elevation, large black-framed windows, steep rooflines and fully landscaped yard. Inside, the main floor offers a bright and spacious open-concept design with wide-plank hardwood flooring, high ceilings and abundant natural light. The chef-inspired kitchen is finished with custom cabinetry, quartz countertops, a large island and some of the highest-end DECOR appliances. The spacious dining and living areas are perfect for entertaining and feature a beautiful fireplace and large windows. A custom mudroom with built-in cabinetry and bench seating adds both style and function. Upstairs offers generous bedrooms, a beautiful primary retreat and a luxurious ensuite with heated tile flooring along with convenient upper-level laundry. The legal two-bedroom basement suite is exceptionally well designed with quality finishes, high-end appliances and a layout that feels bright, comfortable and far removed from the typical basement suite experience. The property is fully landscaped and includes a double detached garage. A truly impressive home offering exceptional curb appeal, high-end finishes, a legal suite and nearly 3,100 sq. ft. of beautifully designed living space.