

\$1,275,000 - 2610 6 Avenue Nw, Calgary

MLS® #A2203876

\$1,275,000

4 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

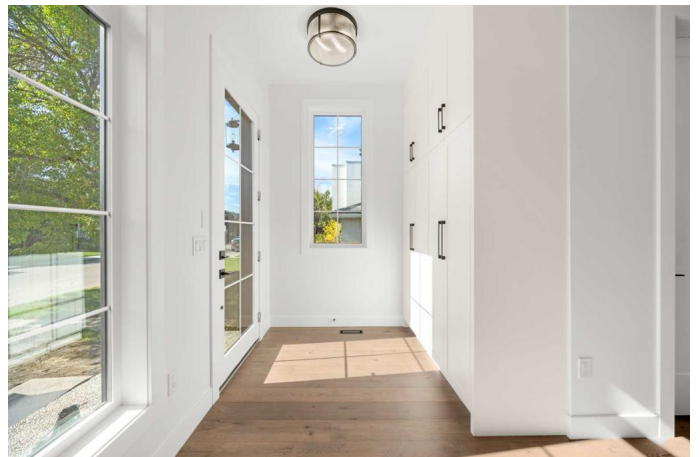
Welcome to 2610 6 Ave NW, a stunning brick-exterior home nestled in a highly sought-after neighborhood! Thoughtfully designed, this residence boasts an inviting dining room that flows seamlessly into the open-concept gourmet kitchen. A dream for any chef, the modern kitchen features high-end appliances, quartz countertops, full-height cabinetry, and ample counter space.

The living room exudes warmth and charm, centered around a cozy gas fireplace framed by a striking brick accent wall and built-in shelving—perfect for relaxing or entertaining. Sliding doors lead to a charming patio, ideal for outdoor gatherings.

The main floor also includes a convenient walk-in closet, a well-appointed mudroom for added functionality, and a stylish powder room for guests.

Upstairs, the luxurious master suite offers a peaceful retreat, complete with a lavish 5-piece ensuite featuring a dual vanity, a soaking tub, and a walk-in shower with a rainfall showerhead. A spacious walk-in closet adds to the suite's appeal. Two additional well-sized bedrooms share a beautifully designed full bathroom, while a dedicated laundry room enhances convenience.

The fully finished basement is an entertainer's dream, featuring a wet bar



with a beverage fridge, an additional bedroom, and a full bathroomâ€”perfect for hosting guests. With roughed-in in-floor heating for added comfort, as well as pre-wiring for speakers and AC, this space offers endless possibilities.

Situated on a fully fenced lot with a double detached garage, this home provides both privacy and security for outdoor activities. Conveniently located near top-rated schools, vibrant parks, and a variety of shopping and dining options, this remarkable residence offers an unparalleled lifestyle.

Donâ€™t miss your chance to experience all this exceptional home has to offerâ€”schedule your viewing today!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203876 |
| Price | \$1,275,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,968 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2610 6 Avenue Nw |
| Subdivision | West Hillhurst |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0X8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Wine Refrigerator |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Brick |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 78 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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