

# \$799,900 - 2725 6 Avenue Nw, Calgary

MLS® #A2187286

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,600 sqft  
Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Located on one of West Hillhurst's most established & quiet premier streets! This updated 2+2 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood & tile flooring & high ceilings, showcasing the spacious living room with corner feature fireplace & tray ceiling & the adjoining formal dining area with built-in hutch & elegant chandelier. Just a few steps away, is the kitchen which is tastefully finished with granite counter tops, island/eating bar, plenty of storage space (including pantry), stainless steel appliances, casual eating area & built-in computer desk. A breathtaking 2 storey atrium provides a peaceful retreat â€“ perfect for a quiet den or studio space. The second level hosts a generous sized bedroom plus an office (or bedroom) with access to the deck. A laundry room & 4 piece bath complete the second level. A very spacious primary bedroom with Juliette balcony overlooking the atrium, encompasses the entire top level & features a walk-in closet & private 5 piece ensuite with dual vanities, relaxing jetted tub & oversized shower. The lower level includes a bedroom/office & 2 piece powder room & the basement is partially developed with a bedroom & den/wetbar. Other notable features include PEX plumbing & 30 year shingles (installed in 2018). Outside, enjoy the large south facing deck, private patio area & double attached garage. The location canâ€™t be beat! Just steps from a baseball diamond, Karl Fisher Offleash Park, Bow River pathways &



close to Foothills & Children's Hospitals, U of C, schools, shopping, public transit & easy access to Memorial Drive & Crowchild Trail.

Built in 1986

### Essential Information

MLS® #	A2187286
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,600
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	2725 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Y2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Pantry, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Refrigerator, Built-In Oven, Garage Control(s), Gas Cooktop, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 13th, 2025
Days on Market	60
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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