



GRASSROOTS
REALTY GROUP

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2311 6 Avenue NW
Calgary, Alberta

MLS # A2230121



\$549,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	757 sq.ft.	Age:	1911 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Separate Entrance, Soaking Tub, Wood Counters		

Inclusions: N/A

Nestled in the heart of West Hillhurst, this charming renovated bungalow blends vintage charm with modern convenience. Featuring 2 bedrooms, 2 bathrooms, a fully developed basement, and a versatile attic space, this home offers both character and functionality. Step inside to find a bright and inviting living area with updated finishes while maintaining its original warmth. The north facing bay window offers a great spot to curl up and read a book while looking out to your very own pear tree. The kitchen boasts thick veneer counter tops that are Ikea Pinnarp ash wood, perfect for cooking and entertaining. Across from the kitchen you'll find a fully renovated bathroom with heated Italian tile and a luxurious soaker tub. The back entrance opens to a sunroom and leads out to your large south facing backyard that includes a Nanking cherry tree, a yellow raspberry patch and a heirloom 65 year old apple tree along with wild herbs. Additionally, you'll find a storage shed that can be used as a workshop or for storage of bikes, tools and equipment. The fully developed basement with 3-piece bathroom and 2nd kitchen provides additional living space, ideal for a family room, home office, or guest retreat. Upstairs, the attic space offers endless possibilities with updated flooring and electrical—whether you need a cozy reading nook, a creative studio, or extra storage, this is the space for you! With its prime location on a quiet street, you're just minutes from trendy Kensington shops, river pathways, top schools, and downtown Calgary. With new builds on either side, this property also offers a great opportunity as a holding property for future development! Don't miss this rare opportunity to own an updated character home in one of the city's most sought-after neighborhoods!

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