



**GRASSROOTS**  
REALTY GROUP

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**420 6A Street NE**  
**Calgary, Alberta**

**MLS # A2231384**



**\$979,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed and meticulously maintained duplex located on a quiet, tree-lined street in the sought-after community of Bridgeland. Offering over 2,000 square feet of sophisticated living space, this 4-bedroom, 4.5-bathroom home combines luxurious upgrades, functional design, and a prime inner-city location just steps to some of Calgary's most beloved amenities. The main floor features an open-concept layout ideal for both entertaining and everyday living. The chef's kitchen is the heart of the home, complete with a high-end gas range, upgraded matte black finishings, and plenty of counter and cabinet space. A spacious dining area is perfect for dinners with family and friends and the bright and airy living room features a gas fireplace, adding warmth and modern elegance. Large windows throughout provide an abundance of natural light, while thoughtful design choices create a cohesive and stylish aesthetic. Upstairs, the second level hosts two generously sized bedrooms, each with its own ensuite bathroom, including a stunning primary retreat with a spa-inspired ensuite and walk-in closet. Just outside the primary bedroom, you'll find a conveniently located laundry area &mdash; no need to haul clothes up and down stairs! The upper third level features a bedroom with ensuite bathroom and versatile bonus room that can be used as a home gym, office, TV lounge, or guest retreat. Step out onto the private rooftop patio to take in the unobstructed, panoramic views of the downtown skyline &mdash; a rare and incredible feature that sets this property apart. The fully finished basement offers an additional bedroom and full bathroom, along with ample space for a playroom, media room, or extra storage. Other notable upgrades include a water softener and a reverse osmosis water filtration system for fresh, high-quality drinking water. Step

outside to enjoy your private, low-maintenance backyard &mdash; perfect for morning coffee, summer BBQs, or evening unwinding &mdash; and enjoy the convenience of a detached double garage. The location is truly unbeatable: just steps from a park, playground, and the highly regarded Riverside School. You're also within easy walking distance to the best of Bridgeland, including Una Pizza, Phil & Sebastian, Village Ice Cream, Bike and Brew, and countless other local favourites. This is a rare opportunity to enjoy the perfect balance of quiet residential living and vibrant urban lifestyle &mdash; all wrapped in a stylish, move-in ready home in one of Calgary's most sought-after inner-city communities. Welcome to Bridgeland living at its finest.