



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1439 6A Street NW
Calgary, Alberta

MLS # A2234052



\$2,390,000

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,875 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Walk-In Closet(s), Wired for Sound		

Inclusions: n/a

. Nestled on a picturesque, tree-canopied street in desirable Rosedale, this custom-built Craftsman 4 bedroom plus 1 home offers over 4,000 sq.ft.. of refined living. Situated on a beautifully landscaped 50x120 corner lot with a sun-drenched west-facing backyard, this five-bedroom masterpiece blends timeless charm with modern luxury. A gracious front porch welcomes you inside to soaring 9' ceilings, rich hardwood floors, oversized staircases, and a thoughtfully designed open floor plan—ideal for both entertaining and everyday family living. The gourmet kitchen is a chef's dream, featuring a premium Wolf 6-burner range, Sub Zero Fridge, 2 Miele dishwashers, granite countertops, a massive island, and custom soft-close cabinetry. A spacious sunlit dining nook flows seamlessly to the great room, where a reclaimed brick fireplace and hidden AV system create an inviting atmosphere. Outside, a professionally designed backyard oasis awaits—complete with a brick fireplace, water fountain, ambient lighting, and expansive concrete patio for al fresco dining and evening gatherings. Upstairs, the luxurious primary suite boasts a walk-in closet, a spa-inspired ensuite with oversized soaker tub, dual sinks, and a separate shower. Three additional bedrooms, charming dormers, and a stylish central bath round out the upper level. The fully developed lower level features in-floor heating, above-grade windows, a guest/nanny suite, and expansive storage space. With custom built-ins throughout, in-floor heating in all baths, energy-efficient systems, and a 6-zone integrated sound system, this home is as functional as it is beautiful. Walking distance to top-rated schools, parks, the community centre, river pathways, and downtown—this one is not to be missed.

Copyright (c) 2025 . Listing data courtesy of RE/MAX House of Real Estate. Information is believed to be reliable but not guaranteed.