



**GRASSROOTS**  
REALTY GROUP

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

2610 6 Avenue NW  
Calgary, Alberta

MLS # A2243124



**\$1,249,900**

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: N/A

Experience refined living in this beautifully crafted brick-exterior home located in one of Calgary's most desirable neighbourhoods. This thoughtfully designed residence features a seamless flow from the elegant dining area to a chef-inspired kitchen equipped with high-end Jenn-air appliances, large walk-in pantry, quartz countertops, full-height cabinetry, and generous prep space. The spacious living room is anchored by a gas fireplace with a brick feature wall and built-in shelving, custom wainscoting, creating a warm and inviting atmosphere. Large sliding doors open to a private patio, ideal for outdoor entertaining. The main level also offers a stylish powder room, and a functional mudroom. Upstairs, the serene primary suite is a true retreat featuring custom wainscoting, a luxurious five-piece ensuite that includes a dual vanity, a soaking tub, and a walk-in shower with a rainfall head, complemented by a spacious walk-in closet. Two additional bedrooms share a beautifully finished full bathroom, and a dedicated laundry room adds convenience. The fully developed basement extends the living space with a wet bar, beverage fridge, an additional bedroom, and a full bathroom, making it perfect for guests or entertaining. Comfort is further enhanced with roughed-in in-floor heating, AC rough-ins, and speaker rough-ins. Situated on a fully fenced lot with a double detached finished garage, this home combines privacy with functionality. Perfectly situated steps away from parks, trendy restaurants, and bars, this residence offers a tranquil oasis within the lively Kensington district. Close to the Bow River, Downtown, the University of Calgary, SAIT, and the Foothills Hospital. Call today to book your private tour! Both 2610 & 2608 are available.

Copyright (c) 2025 . Listing data courtesy of Century 21 Bravo Realty. Information is believed to be reliable but not guaranteed.