



GRASSROOTS
REALTY GROUP

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2608 6 Avenue NW
Calgary, Alberta

MLS # A2252685



\$1,249,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	2025 (0 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

This brick-exterior home showcases meticulous craftsmanship and a layout designed for both everyday living and entertaining. The main floor features a formal dining area that features wainscoting and flows into a chef's kitchen outfitted with Jenn-Air appliances, a large walk-in pantry, quartz counters, and full-height cabinetry with plenty of prep space. The living room is a highlight with its gas fireplace framed by a brick feature wall, and custom built-ins, while large sliding doors open to a private patio. A powder room and mudroom add convenience on this level. Upstairs, the primary suite offers custom wainscoting, a five-piece ensuite with dual sinks, a freestanding soaking tub, and a rainfall walk-in shower, along with a generous walk-in closet. Two additional bedrooms, a full bath, and a dedicated laundry room complete the second floor. The fully developed basement extends the living area with a wet bar and beverage fridge, an additional bedroom, and a full bathroom. Added touches include roughed-in in-floor heating, AC rough-in, and speaker rough-in. The home sits on a fully fenced lot with a finished double detached garage, combining style with function. Both 2610 & 2608 are available.