



**GRASSROOTS**  
REALTY GROUP

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**2333, 2335 6 Avenue NW**  
**Calgary, Alberta**

**MLS # A2261458**



**\$1,288,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, See Remarks, Storage		

**Inclusions:** N/A

An exceptional opportunity in one of Calgary's most desirable inner-city neighbourhoods — welcome to this full side-by-side duplex in West Hillhurst. Offering over 1,750 sq.ft. of total living space per side, this property is perfect for multi-generational living, investors, or those seeking a blend of lifestyle and income potential. Each side features a spacious 4-bedroom, 2-bathroom layout, providing comfort and functionality for families or roommates alike. Thoughtful renovations throughout ensure modern appeal while maintaining character and charm. Ample storage space and dedicated parking add to everyday convenience. With one side currently rented, you can enjoy immediate income potential while living in or leasing the other unit. This flexible setup makes the property an excellent choice for long-term investment in a high-demand rental market. Set on a quiet, tree-lined street, you're just minutes from the vibrant amenities of Kensington, the Bow River pathways, top-rated schools, shops, restaurants, and a quick commute downtown. West Hillhurst is a neighbourhood known for its walkability, community feel, and strong property values. Don't miss this rare chance to own a full duplex in such a sought-after location — whether for investment, family living, or both, this home checks all the boxes.