



GRASSROOTS
REALTY GROUP

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134 6 Avenue NW
Calgary, Alberta

MLS # A2262896



\$4,199,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	5,050 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	5 full / 2 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Boiler, High Efficiency, In Floor, Electric, In Floor Roughed-In, ENERGY STAR Qualified Equipment, Fireplace Insert, Fireplace(s), Forced Air, Hot Water Radiant	Water:	City
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Flat, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Built-in Coffee Machine, Built-in Oven, Gas Stove, Range Hood, Refrigerator(s), Dishwasher(s), Bar Fridge(s), Microwave Hoodfan & Electric Stove in Carriage Suite, Central Air Conditioner, Washer/Dryer(s), Garage Control(s), Warming Drawer, Blinds & Window Coverings, Central Vacuum/Attachments, All Lighting, Garage Heater, Doorbell Security, TV Mounts, Boiler, Water Expansion Tank, Indirect Hot Water Tank, Furnaces, Humidifiers, Water Softeners, HRVs, Glycol Tank

The View at the Edge embodies modern architecture at its peak—framing Calgary's downtown skyline, Bow River & Rocky Mountain views from every level while uniting precision design, comfort & function across nearly 8,000 sqft of refined living. A sculptural facade opens to soaring spaces anchored by 2 elegant fireplaces—a wood-burning hearth welcoming guests near the front and a gas feature wrapped in contemporary stone at the rear. From the front entry, wide-plank engineered hardwood guides you through the chef's kitchen, where Miele appliances, steam & speed ovens, built-in espresso bar, dual dishwashers & a waterfall quartz island set the stage for culinary artistry. The kitchen flows naturally into the dining area, which opens through bifold glass doors to a heated patio—a private, low-maintenance extension of the living space designed for effortless entertaining and relaxation. Upstairs, the primary bedroom commands the home's most breathtaking vantage—floor-to-ceiling windows framing the Bow River, downtown skyline & Rocky Mountains in one sweeping view. Dual dressing rooms & a spa ensuite w/ heated floors, freestanding tub & glass shower w/ steam system complete the retreat. 2 additional bedrooms—one concealing a soundproof, secure safe walk-in closet behind disguised shelving—share a full bath & a luxurious laundry room w/ extensive cabinetry, quartz counters & sink. Throughout the baths, sculptural faucets and fixtures elevate every detail. The top level blends productivity & leisure: a bonus room, 2 offices, a wet bar beside a corner library, and a rooftop terrace engineered for four-season comfort. Retractable screens, adjustable louvres, built-in heaters & gas line transform it into an outdoor living room showcasing one of the best views in Crescent

Heights—a triple panorama of city, river & mountains few properties can match. Below grade, discover a soundproof music studio w/ double doors; a gym, office, recreation lounge & bar, each warmed by hydronic in-slab radiant heating powered by an efficient boiler system. A 2nd laundry area, extra refrigeration & dedicated storage (incl. a locked storage room) deliver everyday practicality to match the home's grandeur. A vaulted legal suite above the garage offers full kitchen, bedroom w/ walk-in closet, 5-pc bath, laundry & private elevator—ideal for guests, in-laws or a nanny. Elevators serve every level, & a heated, fully integrated tunnel links the residence to the detached triple garage - so seamless you hardly realize you've left the home. Engineered for longevity & ease: poured-concrete foundation, insulated envelope, triple-pane glazing, multiple high-efficiency furnaces, HRV ventilation, Lutron smart lighting & a heated driveway to keep winters effortless. A fire-sprinkler system adds peace of mind equal to the beauty. From its triple-panoramic views to its hidden engineering brilliance, The View at the Edge is Calgary's signature statement of modern luxury. Inquire directly for your private showing.