



GRASSROOTS
REALTY GROUP

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2, 52 6 Street NE
Calgary, Alberta

MLS # A2274423



\$399,900

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	806 sq.ft.	Age:	2000 (25 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Tar/Gravel
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 390
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Loft living meets urban design in this rare offering at The Avalon, an intimate, gated collection of just five residences in the heart of Bridgeland. Thoughtfully arranged across three levels and offering over 1,000 sq. ft. of well-defined interior space, this home celebrates light, effortless flow and striking architectural presence. Inside, soaring ceilings frame a main floor wrapped in natural sunlight. The kitchen is anchored by a gas range, black granite surfaces, and stainless-steel appliances. Its clean lines transition seamlessly into the open living and dining area. Ascending to the lofted bedroom, the upper-level suite becomes a quiet retreat, anchored by a natural gas fireplace, illuminated by soft daylight, and completed with a generous walk-in closet and a full 4-piece bath. The lower level adds purposeful versatility with a cozy second living area, half bath, laundry, and ample storage - well-suited for guests, a dedicated workspace, or a private media room. Set within one of Calgary's most beloved inner-city communities, this home places you steps from Bridgeland's vibrant cafés, restaurants, local vendors, and the city's extensive bike pathways. Downtown sits just beyond, close enough to walk, yet far enough to feel like an escape. Loved for its walkability, sense of community, and unmistakably house-like feel, this residence offers a rare blend of design, function, and lifestyle. Whether you're seeking a home that elevates daily living or an investment with enduring appeal, this loft-style home delivers both.