



**GRASSROOTS**  
REALTY GROUP

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

**1929 6 Avenue NW**  
**Calgary, Alberta**

**MLS # A2282470**



**\$759,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Low Maint		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting		

**Inclusions:** Hide-away couch with mattress in basement, BBQ.....custom railing to basement removable for moving.....electrical fireplace.....some furniture will be for sale if buyers are interested

Ideally located in the heart of West Hillhurst in Calgary's coveted NW inner-city! Lovingly maintained by longtime owner, this 1.5 storey was extensively renovated in 1997, adding 9' to house, up and down including the basement. Spacious main floor features hardwood, loads of light and includes kitchen w gas stove, newer fridge, maple cabinets, pantry....large living room bumped out to include a gorgeous wood-burning FP with contemporary concrete mantle and hearth, large south-facing windows... patio doors open onto deck.....dining room seats many guests.....full bath! Upper features big primary bedroom with massive closet space, reading nook, gas FP and full set of french doors opening to a quaint juliet balcony.....2nd bedroom is also large and has more storage and space for your office. Fully finished basement leads to cozy media room with electric FP, tongue & groove cedar ceiling, laminate floor, new lighting, tons of storage space, sewing/craft area, flex room (add an egress window for 3rd bedroom), full bathroom, large laundry room/utility room with sink...custom railing is removable for moving in and out!! Fully fenced, super private south yard is low maintenance with deck, planting boxes, perennials and many trees. Over-sized single garage features a workshop space. Location second to none!!! Walk score 85%, bikers paradise at 90%, transit at your door, Bowview Outdoor Pool and West Hillhurst Community across the street, next to all levels of schools, U of C, SAIT, shopping, cafes and moments to endless walks on the Bow River pathways!! It's a 10!