



1219 6 Street NE
Calgary, Alberta

MLS # A2297512



\$699,900

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Stucco, Veneer, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	n/a		

Discover the pinnacle of inner-city living in this custom-designed townhome, ideally situated in the heart of Renfrew. Thoughtfully crafted with an open-concept layout and rich textured finishes, this home seamlessly blends style and function. The heart of this home is a breathtaking chef-inspired kitchen that perfectly balances high-end performance with sleek design. Ideal for both everyday living and entertaining, it features a Blanco Silgranit sink, a custom full-height pantry, and elegant quartz countertops anchored by an impressive 12-foot waterfall island. The premium JennAir appliance package includes a 5-burner gas cooktop, a 48-inch built-in refrigerator/freezer, and a double wall oven. Upstairs, you'll find two spacious bedrooms, each with its own ensuite, along with a well-appointed laundry room offering built-in shelving and generous storage. The primary suite comfortably accommodates a king-sized bed, boasts an oversized walk-in closet, has high vaulted ceilings, and a luxurious five-piece ensuite. The fully developed basement extends the living space with a third bedroom, an additional bathroom, and a wet bar—perfect for guests or entertaining. Additional highlights include a living room fireplace, built-in closet organizers throughout, a BBQ gas line, air conditioning, built in speakers, a kineticico water softener and smart home features such as a Nest thermostat and doorbell. With a Walk Score of 82 and a perfect Bike Score of 100, you're just a 5-minute drive or a quick 9-minute bike ride from downtown. This exceptional inner-city home is a must-see.