



**2109 6 Street NW**  
**Calgary, Alberta**

**MLS # A2303057**



**\$649,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Side, Insulated, Off Street, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hood Fan, Central Air Conditioning Unit, Cameral Doorbell, Nest Thermostat, Murphy Bed in Basement

Get ready to be AMAZED by this original owned luxury END UNIT townhouse by Stonewest Homes, located in the coveted community of Mount Pleasant. \*WOW\* Pride of ownership truly shines in this well-cared for home and is in LIKE NEW CONDITION. Imagine coming home through the front 8 FT GLASS DOOR, along with windows on 3 sides of the home, and 10mm GLASS RAILING on the staircase brings in TONS OF NATURAL LIGHT &ndash; but don&rsquo;t worry, you&rsquo;ll stay comfortable with CENTRAL A/C on hot summer days. Superior designs are about the small details, and this one has it in spades! Envision the comfort you feel in your new home, the OPEN CONCEPT spaces, accentuated by modern flat RARE 9 FT CEILINGS on all 3 levels. The timeless styling creates simplicity: from the FULL TILE GAS FIREPLACE feature framed by custom built-in shelving, to the FULL HEIGHT CABINETRY highlighted by brush black appliances (incl. GAS STOVE), finished with touches of black and gold lighting fixtures. For those who love to entertain, dinner guests are welcome with comfortable seating of 4 on the large kitchen island, and 6 in the dining space. Out the back, you have your LOW MAINTENANCE FULLY FENCED YARD (largest in complex) with the most convenient access to your garage directly through the gate. The durable LUXURY VINYL PLANK flooring carries upstairs into your primary bedroom with 5-PC SPA-INSPIRED ENSUITE w/ SOAKER TUB. If you love to read, a quiet coffee in the morning, or even just a breath of fresh air, picture yourself relaxing on the private balcony off your bedroom. The 2nd bedroom also offers a FULL ENSUITE so nobody needs to share. The fully finished basement has a large rec room, great for movie nights or a fitness area, finished with a 3rd bedroom and full bathroom. The location is the perfect balance

between QUIET and convenient, boasting a 78 Walk Score accessible to many amenities nearby. Your furry friend can stay active at the OFF LEASH DOG PARK across the street, and you stay active here too: Downtown (7 mins, 14 min bike), BOW RIVER PATHWAYS (6 min, 12 min boke), and stay close to nature at CONFEDERATION PARK (12 min walk). Staying social is also important to you, you and your friends will love being able to walk to 4th St and 16th Ave Shops, Restaurants, and Entertainment. You&rsquo;re also 3 mins away from the Community Association with a sports field, OUTDOOR POOL, and indoor arena. Your next chapter awaits&hellip;come upgrade your lifestyle today!