



**2235 6 Avenue NW**  
**Calgary, Alberta**

**MLS # A2155630**



**\$849,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Interior Lot, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

Situated on a canopied tree-lined street in desirable Wet Hillhurst, is this charming home. Opportunity knocks with this property that sits on a 42.9'x130' lot and is steps to fantastic schools, pool, and minutes to trendy Kensington. Insides boasts hardwood floors, a formal living room that's open to a spacious dining area. Front den with ensuite can ideally function as home office or main floor bedroom. The galley kitchen offers plenty of counter space, maple cabinetry, gas stove, large window, and leads to the rear mudroom where you'll find the main floor laundry room and a 2pc bath. At the rear of the house is a generous family room anchored by a gas fireplace and access to the South exposed back deck. Upstairs boasts two massive bedrooms with walk-in closets. The master showcases vaulted ceilings and a vanity counter with sink and separate access to the shared bathroom. The south exposed backyard includes a massive deck and an oversized detached single garage. This home is great for those looking for a renovation project, investment/holding property, or an incredible opportunity to build your dream home in a fabulous location. Close to parks, schools, shopping and easy access to downtown, this is a property that will not last!