



**GRASSROOTS**  
REALTY GROUP

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**1756 6 Avenue NW**  
**Calgary, Alberta**

**MLS # A2212713**



**\$900,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator - Basement Storage Room, Hooks/Shelves - Garage, Garage Remotes -2, Alarm Hardware

Charming Hillhurst home with downtown view from the sunny front porch! This 4-bed, 3.5-bath home sits on a 135' deep lot and features a bright main floor with south-facing windows, fresh paint, and skylights. The kitchen includes a wraparound eating bar, stainless steel appliances, ample cabinetry, and granite counters. A gas fireplace anchors the dining area—perfect for entertaining. Upstairs offers a king-size primary suite with a second fireplace, a 5-piece en-suite, custom-built-ins, a walk-in closet, two additional bedrooms, a 4-piece bath, and laundry facilities. The finished basement with in-floor heating has a large rec room, guest room (non-egress window), bath, and storage. Sunny backyard with cedar deck, apple trees, and double garage. Shingles were replaced in 2018. Short walk to Queen Elizabeth Schools (K-12, GATE, AP) and top-rated Hillhurst Elementary. Easy access to Sunnyside LRT and direct bus to Foothills and the University of C. Weekends are for Dairy Lane brunch or pool time at Bowview Pool, where kids play and neighbours all summer long!