

\$799,900 - 2725 6 Avenue Nw, Calgary

MLS® #A2187286

\$799,900

4 Bedroom, 3.00 Bathroom, 2,600 sqft
Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Located on one of West Hillhurst's most established & quiet premier streets! This updated 2+2 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood & tile flooring & high ceilings, showcasing the spacious living room with corner feature fireplace & tray ceiling & the adjoining formal dining area with built-in hutch & elegant chandelier. Just a few steps away, is the kitchen which is tastefully finished with granite counter tops, island/eating bar, plenty of storage space (including pantry), stainless steel appliances, casual eating area & built-in computer desk. A breathtaking 2 storey atrium provides a peaceful retreat â€“ perfect for a quiet den or studio space. The second level hosts a generous sized bedroom plus an office (or bedroom) with access to the deck. A laundry room & 4 piece bath complete the second level. A very spacious primary bedroom with Juliette balcony overlooking the atrium, encompasses the entire top level & features a walk-in closet & private 5 piece ensuite with dual vanities, relaxing jetted tub & oversized shower. The lower level includes a bedroom/office & 2 piece powder room & the basement is partially developed with a bedroom & den/wetbar. Other notable features include PEX plumbing & 30 year shingles (installed in 2018). Outside, enjoy the large south facing deck, private patio area & double attached garage. The location canâ€™t be beat! Just steps from a baseball diamond, Karl Fisher Offleash Park, Bow River pathways &



close to Foothills & Children's Hospitals, U of C, schools, shopping, public transit & easy access to Memorial Drive & Crowchild Trail.

Built in 1986

Essential Information

MLS® #	A2187286
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,600
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	2725 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Y2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Pantry, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Refrigerator, Built-In Oven, Garage Control(s), Gas Cooktop, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2025
Days on Market	59
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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