

# \$1,269,900 - 2610 6 Avenue Nw, Calgary

MLS® #A2243124

**\$1,269,900**

4 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.03 Acres

West Hillhurst, Calgary, Alberta

Experience refined living in this beautifully crafted brick-exterior home located in one of Calgary's most desirable neighbourhoods. This thoughtfully designed residence features a seamless flow from the elegant dining area to a chef-inspired kitchen equipped with high-end Jenn-air appliances, large walk-in pantry, quartz countertops, full-height cabinetry, and generous prep space. The spacious living room is anchored by a gas fireplace with a brick feature wall and built-in shelving, custom wainscoting, creating a warm and inviting atmosphere. Large sliding doors open to a private patio, ideal for outdoor entertaining. The main level also offers a stylish powder room, and a functional mudroom. Upstairs, the serene primary suite is a true retreat featuring custom wainscoting, a luxurious five-piece ensuite that includes a dual vanity, a soaking tub, and a walk-in shower with a rainfall head, complemented by a spacious walk-in closet. Two additional bedrooms share a beautifully finished full bathroom, and a dedicated laundry room adds convenience. The fully developed basement extends the living space with a wet bar, beverage fridge, an additional bedroom, and a full bathroom, making it perfect for guests or entertaining. Comfort is further enhanced with roughed-in in-floor heating, AC rough-ins, and speaker rough-ins. Situated on a fully fenced lot with a double detached finished garage, this home combines privacy with functionality. Perfectly situated steps away from parks,



trendy restaurants, and bars, this residence offers a tranquil oasis within the lively Kensington district. Close to the Bow River, Downtown, the University of Calgary, SAIT, and the Foothills Hospital. Call today to book your private tour! Both 2610 & 2608 are available.

Built in 2024

**Essential Information**

MLS® #	A2243124
Price	\$1,269,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2610 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0X8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	In Floor, In Floor Roughed-In, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 24th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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