

\$1,195,000 - 1764 6 Avenue Nw, Calgary

MLS® #A2255369

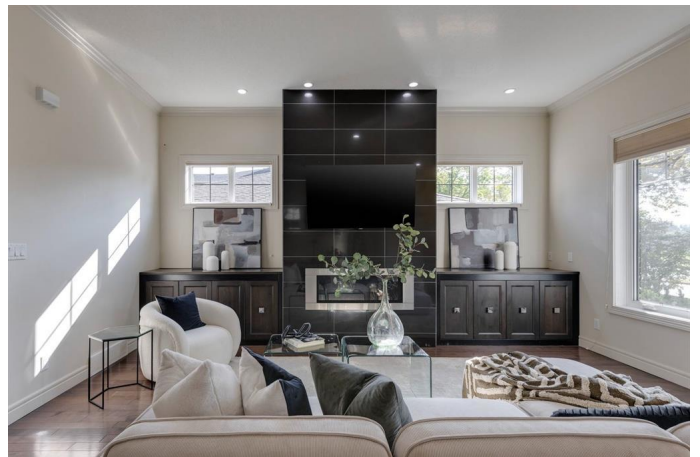
\$1,195,000

4 Bedroom, 5.00 Bathroom, 2,464 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Nestled in the highly sought-after community of Hillhurst, this beautifully designed, fully developed home offers the perfect blend of modern style, family-friendly functionality, and unbeatable downtown views. With three spacious and thoughtfully planned levels, this home was built for both growing families and entertaining guests. The main floor features rich hardwood flooring and a warm welcoming living room anchored by a sleek linear gas fireplace and custom built-ins making it ideal for cozy family nights or casual gatherings. At the hear of the home, the kitchen boasts ample cabinetry, granite counters, a large eat-up island, and a premium Jenn-Air appliance package, including wall oven and gas cooktop. A generous pantry ensures everything has its place. The kitchen flows seamlessly into the dining area, where you'll find a built-in hutch, gas fireplace, and plenty of room for family dinners and holiday celebrations. Upstairs leads to three well sized bedrooms, a full bathroom, bonus room and convenient laundry room making it perfect for busy family life. The spacious primary includes a walk-in closet, Juliette balcony, and luxurious 6pc ensuite with heated floors, soaker tub, and steam shower for spa-like relaxation. Families will especially love the versatile third floor, which includes a built-in bookshelf, wet bar with wine fridge, full bathroom, and a private rooftop balcony with downtown views; ideal for quiet evenings or hosting guests. The fully finished basement offers even more space



with plush carpets, a fourth bedroom, full bathroom, and a large family room with wet bar creating an inviting space for teens, or gathering with friends as you catch the "big game." Located directly across from a school and steps from the Hillhurst Community Centre, public pool, parks, and playgrounds, this home offers the perfect urban lifestyle for families. Just minutes to shops, cafes and restaurants along 19th AV and the vibrant Kensington, everything your family needs is within reach.

Built in 2010

Essential Information

MLS® #	A2255369
Price	\$1,195,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,464
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	1764 6 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0W2

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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