

# \$900,000 - 1756 6 Avenue Nw, Calgary

MLS® #A2212713

**\$900,000**

4 Bedroom, 4.00 Bathroom, 1,858 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Charming Hillhurst home with downtown view from the sunny front porch! This 4-bed, 3.5-bath home sits on a 135â€™™ 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 areaâ€™”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 (Kâ€™”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!

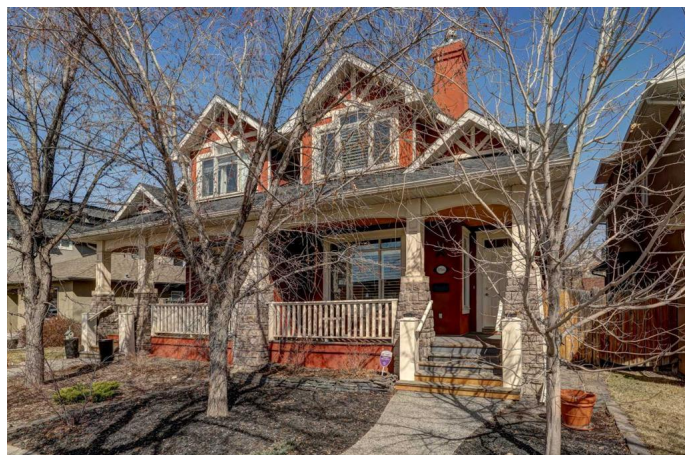
Built in 2004

## Essential Information

MLS® # A2212713

Price \$900,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,858
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1756 6 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0W2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Dining Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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