

# \$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        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Bar Fridge                                            |
| Heating           | In Floor, Forced Air, In Floor Roughed-In                                                                                            |
| Cooling           | Rough-In                                                                                                                             |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | R-CG            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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