

# \$829,900 - 1613 6 Avenue Nw, Calgary

MLS® #A2212712

**\$829,900**

4 Bedroom, 4.00 Bathroom, 1,680 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

This standout end-unit row home in Hillhurst is turning headsâ€”for good reason. Offering incredible value under \$850K, this 4-level, 4-bedroom, 3.5-bathroom home blends style, space, and a location thatâ€™s hard to beat. Bright and airy thanks to its south and east exposure, the main floor features a functional open layout with a large island, stainless steel appliances, a walk-in pantry, fireplace with custom millwork, and a wall of glass along the staircase. Step out your private back entrance to a dedicated green space and single detached garage. The second floor offers three generously sized bedrooms, laundry, and two full bathsâ€”including a private ensuite off the primary. The third level is a flexible loft space perfect for a media room, office, or retreat, with sweeping 270Â° city and downtown viewsâ€”and direct access to your private rooftop patio for entertaining or relaxing under the skyline. The fully developed basement includes a fourth bedroom, full bathroom, ample storage, and a rec/gym space ready to fit your lifestyle. Located just steps from Kensingtonâ€™s shops, cafes, and river pathways, and minutes to downtown, this is urban living at its best. In Hillhurst, Calgaryâ€™s most sought-after inner-city neighbourhood, youâ€™ll find a vibrant mix of charm, convenience, and community. Come experience it for yourself.

Built in 2018



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212712      |
| Price          | \$829,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,680         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1613 6 Avenue Nw |
| Subdivision | Hillhurst        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0W1          |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Roof Deck, Secured Parking, Storage |
| Parking Spaces | 1                                   |
| Parking        | Single Garage Detached              |
| # of Garages   | 1                                   |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas, Living Room, Tile                                                                                         |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | BBQ gas line, Other                        |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Cedar, 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 Benchmark |
|----------------|------------------------|

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