

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

MLS® #A2255369

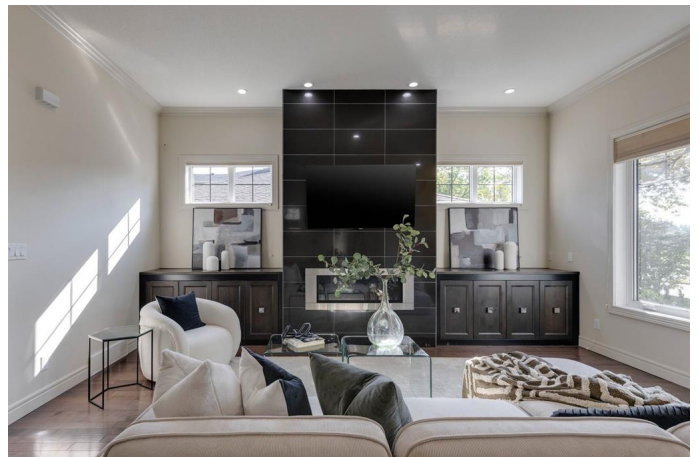
**\$1,195,000**

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 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| 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 | 9                   |
| Zoning         | R-CG                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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