

# \$899,900 - 205 6 Street Nw, Calgary

MLS® #A2207809

**\$899,900**

4 Bedroom, 5.00 Bathroom, 1,829 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

**THE ONE YOU HAVE BEEN WAITING FOR!**

Nestled in one of Calgary's most COVETED neighborhoods, this STUNNING 4-bedroom, 4.5-bathroom townhome offers an UNBEATABLE location—just steps from the Bow River, Kensington, and downtown.

Designed with sophisticated modern finishes, this home is bathed in natural light, amplified by SKYLIGHTS that brighten every corner. From the moment you step inside, you'll be captivated by the seamless flow of the main floor, where the spacious living area, elegant dining space, and showstopping kitchen come together to create the ULTIMATE entertainer's dream. Just off the kitchen, is your first outdoor living space, a serene escape in the warmer months!

The chef-inspired kitchen is truly BREATHTAKING, featuring a large island, HIGH-END appliances, and a BRAND-NEW CUSTOM cabinet extension/bar (2025)—perfect for a home coffee station, cocktail bar, or extra storage.

Heading upstairs, both second-floor bedrooms offer their own PRIVATE ENSUITES, while each features a generous WALK-IN closet—one even reimagined as a PRIVATE HOME-OFFICE for added versatility.

The HUGE PRIMARY RETREAT on the third floor is nothing short of SPECTACULAR. It



boasts a LUXURIOUS 5-PIECE ENSUITE, an EXPANSIVE WALK-IN CLOSET, and a PICTURESQUE PRIVATE BALCONY with BREATHTAKING DOWNTOWN VIEWS. Which also includes a roll-out sunshade to keep cool in the summer-time!

The FULLY DEVELOPED BASEMENT provides additional living space with a SEPARATE EXTERIOR ENTRANCE, making it ideal for guests, a home gym, or a media room.

The home has recently seen about \$50,000 in upgrades to make it truly one of a kind. Completing this exceptional home is a SINGLE-CAR GARAGE and the unmatched convenience of a PRIME LOCATION that places the best of Calgary right at your doorstep.

This is a RARE OPPORTUNITY to own in SUNNYSIDE—don't let it slip away! Book your private showing today!

Built in 2019

### **Essential Information**

MLS® #	A2207809
Price	\$899,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	205 6 Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1R8

## Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	14
Zoning	M-CG

## Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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