

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

MLS® #A2212712

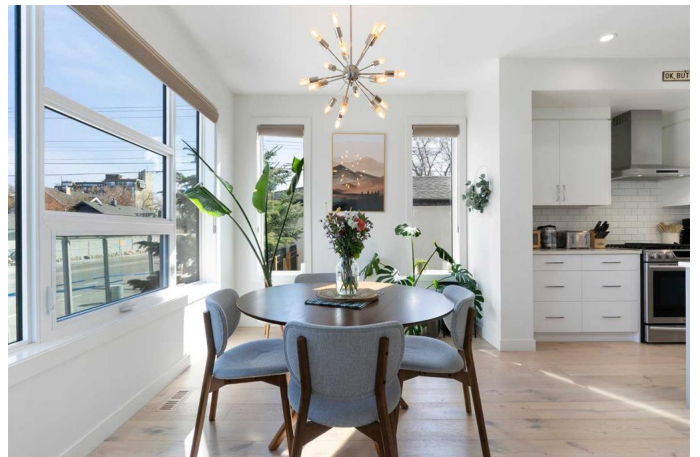
**\$829,900**

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 heads for good reason. Offering incredible value under \$850K, this 4-level, 4-bedroom, 3.5-bathroom home blends style, space, and a location that'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 baths 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 270° city and downtown views 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 Kensington's shops, cafes, and river pathways, and minutes to downtown, this is urban living at its best. In Hillhurst, Calgary's most sought-after inner-city neighbourhood, you'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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