

# \$819,900 - 1613 6 Avenue Nw, Calgary

MLS® #A2212712

**\$819,900**

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	\$819,900
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	Secured Parking, Storage, Roof Deck
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	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.