

\$900,000 - 1756 6 Avenue Nw, Calgary

MLS® #A2212713

\$900,000

4 Bedroom, 4.00 Bathroom, 1,858 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Charming Hillhurst home with downtown view from the sunny front porch! This 4-bed, 3.5-bath home sits on a 135â€™™ deep lot and features a bright main floor with south-facing windows, fresh paint, and skylights. The kitchen includes a wraparound eating bar, stainless steel appliances, ample cabinetry, and granite counters. A gas fireplace anchors the dining areaâ€”perfect for entertaining. Upstairs offers a king-size primary suite with a second fireplace, a 5-piece en-suite, custom-built-ins, a walk-in closet, two additional bedrooms, a 4-piece bath, and laundry facilities. The finished basement with in-floor heating has a large rec room, guest room (non-egress window), bath, and storage. Sunny backyard with cedar deck, apple trees, and double garage. Shingles were replaced in 2018. Short walk to Queen Elizabeth Schools (Kâ€”12, GATE, AP) and top-rated Hillhurst Elementary. Easy access to Sunnyside LRT and direct bus to Foothills and the University of C. Weekends are for Dairy Lane brunch or pool time at Bowview Pool, where kids play and neighbours all summer long!

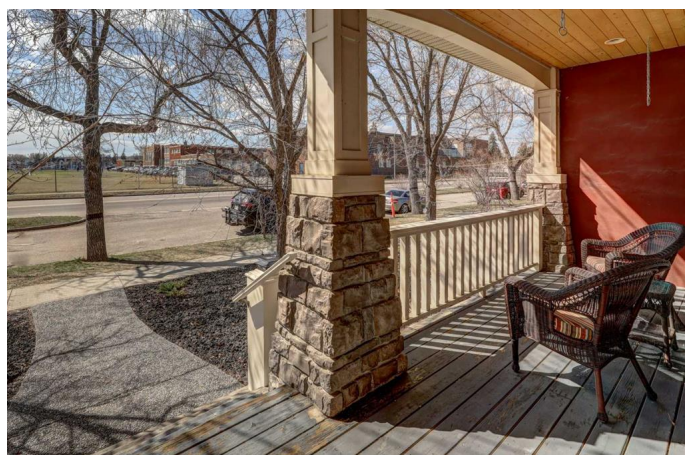
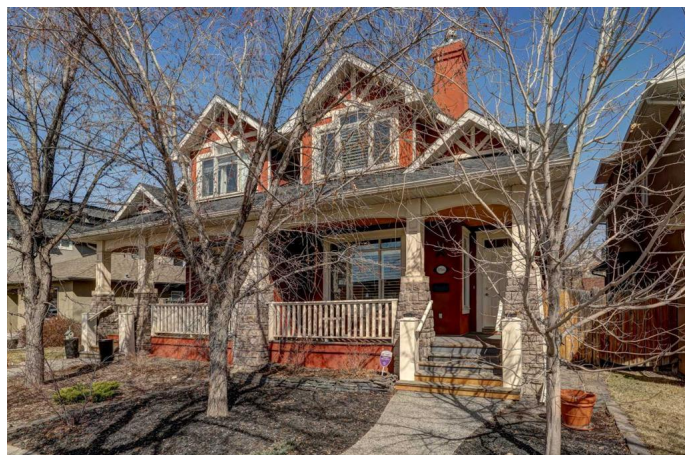
Built in 2004

Essential Information

MLS® # A2212713

Price \$900,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,858 |
| Acres | 0.08 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1756 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 | No Smoking Home, Storage, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas, Radiant |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Dining Room, Master Bedroom |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 10 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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