

# \$1,288,000 - 2333, 2335 6 Avenue Nw, Calgary

MLS® #A2261458

**\$1,288,000**

8 Bedroom, 4.00 Bathroom, 1,825 sqft  
Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

An exceptional opportunity in one of Calgary's most desirable inner-city neighbourhoods – welcome to this full side-by-side duplex in West Hillhurst. Offering over 1,750 sq.ft. of total living space per side, this property is perfect for multi-generational living, investors, or those seeking a blend of lifestyle and income potential.

Each side features a spacious 4-bedroom, 2-bathroom layout, providing comfort and functionality for families or roommates alike. Thoughtful renovations throughout ensure modern appeal while maintaining character and charm. Ample storage space and dedicated parking add to everyday convenience.

With one side currently rented, you can enjoy immediate income potential while living in or leasing the other unit. This flexible setup makes the property an excellent choice for long-term investment in a high-demand rental market.

Set on a quiet, tree-lined street, you're just minutes from the vibrant amenities of Kensington, the Bow River pathways, top-rated schools, shops, restaurants, and a quick commute downtown. West Hillhurst is a neighbourhood known for its walkability, community feel, and strong property values. Don't miss this rare chance to own a full duplex in such a sought-after location – whether for investment, family living, or both, this home checks all the boxes.



Built in 1968

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261458               |
| Price          | \$1,288,000            |
| Bedrooms       | 8                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,825                  |
| Acres          | 0.15                   |
| Year Built     | 1968                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2333, 2335 6 Avenue Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 0X3                |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Off Street, Parking Pad, Stall |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Natural Woodwork, See Remarks, Storage             |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer   |
| Heating           | Forced Air, Natural Gas                            |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full, Partially Finished, Exterior Entry |

## Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Balcony   |
| Lot Description   | Back Lane |

|              |                   |
|--------------|-------------------|
| Roof         | Asphalt           |
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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