

**1617 6 Avenue NW  
Calgary, Alberta**

**MLS # A2225858**



**\$765,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 317
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Wired for Data		

**Inclusions:** TV Bracket on Main Floor

Beautifully kept, West Coast Contemporary style property in the heart of Hillhurst/Kensington! Over 2,300 livable sq feet of space in this 3 bdrm + 3.5 bath townhouse with 3rd floor LOFT space AND ROOFTOP PATIO! The open layout features lots of natural light through the windows, a great + large dining room area, beautiful Kitchen with large island + breakfast bar, separate pantry, custom cabinetry, GAS stove and stainless steel appliances. The nearby Living Room has a tastefully tiled gas fireplace (cozy for Winters), and ability to set up your own Art-Frame style Smart TV. Upper levels boast large Primary bedroom with room for King sized bed, lavish 4-PC Ensuite Bath with awesome rainfall shower and bench and dual sink vanities, along with 2nd Bedroom ALSO with 4-PC Ensuite Bath! Then head up the stairs to the LOFT space, ideal for a home office, then step out the sliding doors to the ROOFTOP PATIO with room for outdoor living + relaxing, and very nice views of Hillhurst and surrounding area! Lower level features a great, large, Rec Room, another 3-PC Bath, and good sized Bedroom. There's also extra storage as well. Also worth noting - the current owners have hardwired all of the Ethernet cables throughout and added dimmable Smart Switches for lighting, and the property is wired for security - should you wish to add your own hardware. A separate, detached, single garage is where you can park your vehicle securely AND this unit also comes with an extra CITY PARKING PERMIT, available at small annual cost, for you to park an extra vehicle nearby - in case you have more than one car. Just a block and a half away from great schools like Queen Elizabeth school, steps to Hillhurst Community Centre and Community outdoor pool, and a quick walk to the shops, restaurants amenities of Kensington AND Sunnyside, SAIT Polytechnic school (for post secondary) a short

drive to University of Calgary & McMahon Stadium, Foothills Hospital and close to transit! This is a very desirable & walkable location, central to so much!