

420 6A Street NE
Calgary, Alberta

MLS # A2231384

\$979,900



| | | | |
|------------------|---|---------------|------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 2,051 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautifully designed and meticulously maintained duplex located on a quiet, tree-lined street in the sought-after community of Bridgeland. Offering over 2,000 square feet of sophisticated living space, this 4-bedroom, 4.5-bathroom home combines luxurious upgrades, functional design, and a prime inner-city location just steps to some of Calgary's most beloved amenities. The main floor features an open-concept layout ideal for both entertaining and everyday living. The chef's kitchen is the heart of the home, complete with a high-end gas range, upgraded matte black finishings, and plenty of counter and cabinet space. A spacious dining area is perfect for dinners with family and friends and the bright and airy living room features a gas fireplace, adding warmth and modern elegance. Large windows throughout provide an abundance of natural light, while thoughtful design choices create a cohesive and stylish aesthetic. Upstairs, the second level hosts two generously sized bedrooms, each with its own ensuite bathroom, including a stunning primary retreat with a spa-inspired ensuite and walk-in closet. Just outside the primary bedroom, you'll find a conveniently located laundry area – no need to haul clothes up and down stairs! The upper third level features a bedroom with ensuite bathroom and versatile bonus room that can be used as a home gym, office, TV lounge, or guest retreat. Step out onto the private rooftop patio to take in the unobstructed, panoramic views of the downtown skyline – a rare and incredible feature that sets this property apart. The fully finished basement offers an additional bedroom and full bathroom, along with ample space for a playroom, media room, or extra storage. Other notable upgrades include a water softener and a reverse osmosis water filtration system for fresh, high-quality drinking water. Step

outside to enjoy your private, low-maintenance backyard — perfect for morning coffee, summer BBQs, or evening unwinding — and enjoy the convenience of a detached double garage. The location is truly unbeatable: just steps from a park, playground, and the highly regarded Riverside School. You're also within easy walking distance to the best of Bridgeland, including Una Pizza, Phil & Sebastian, Village Ice Cream, Bike and Brew, and countless other local favourites. This is a rare opportunity to enjoy the perfect balance of quiet residential living and vibrant urban lifestyle — all wrapped in a stylish, move-in ready home in one of Calgary's most sought-after inner-city communities. Welcome to Bridgeland living at its finest.