

415 6 Street NE  
Calgary, Alberta

MLS # A2239724



**\$875,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Filled with natural light and boasting downtown views, this modern corner-lot home offers exceptional style and functionality in the heart of Bridgeland. Designed with an open-concept layout, high ceilings, and engineered hardwood floors, the main floor flows effortlessly &mdash; perfect for entertaining or relaxing by the sleek gas fireplace. The kitchen features quartz countertops, a large island with breakfast bar, and a commercial-grade gas stove, making it the true heart of the home. Upstairs, the primary suite includes a walk-in closet and spa-like ensuite with a soaker tub and glass walk-in shower, while two additional bedrooms and a 4-piece bath complete the level. A fully finished basement with separate entrance adds an illegal basement suite for income potential or multi-generational living, offering a bedroom with walk-in closet, full kitchen, living room, 3-piece bath, and private laundry. Set in one of Calgary's most walkable communities, you're just minutes from downtown, top-rated restaurants, green spaces, playgrounds, transit, and Langevin School.