

415 6 Street NE  
Calgary, Alberta

MLS # A2239724



\$875,000

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

|             |  |            |           |
|-------------|--|------------|-----------|
| Heating:    | Forced Air   | Water:     | -         |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Laminate   | Sewer:     | -         |
| Roof:       | Asphalt Shingle  | Condo Fee: | -         |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite   | LLD:       | -         |
| Exterior:   | Stucco, Wood Frame   | Zoning:    | M-CG d111 |
| Foundation: | Poured Concrete  | Utilities: | -         |
| Features:   | 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.