

1613 6 Avenue NW  
Calgary, Alberta

MLS # A2212712

\$819,900

Division:	Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,680 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** Storage in basement & hallway upstairs, TV Mounts

This standout end-unit row home in Hillhurst is turning heads—for good reason. Offering incredible value under \$850K, this 4-level, 4-bedroom, 3.5-bathroom home blends style, space, and a location that’s hard to beat. Bright and airy thanks to its south and east exposure, the main floor features a functional open layout with a large island, stainless steel appliances, a walk-in pantry, fireplace with custom millwork, and a wall of glass along the staircase. Step out your private back entrance to a dedicated green space and single detached garage. The second floor offers three generously sized bedrooms, laundry, and two full baths—including a private ensuite off the primary. The third level is a flexible loft space perfect for a media room, office, or retreat, with sweeping 270° city and downtown views—and direct access to your private rooftop patio for entertaining or relaxing under the skyline. The fully developed basement includes a fourth bedroom, full bathroom, ample storage, and a rec/gym space ready to fit your lifestyle. Located just steps from Kensington’s shops, cafes, and river pathways, and minutes to downtown, this is urban living at its best. In Hillhurst, Calgary’s most sought-after inner-city neighbourhood, you’ll find a vibrant mix of charm, convenience, and community. Come experience it for yourself.