

# \$674,900 - 2311 6 Avenue Nw, Calgary

MLS® #A2196425

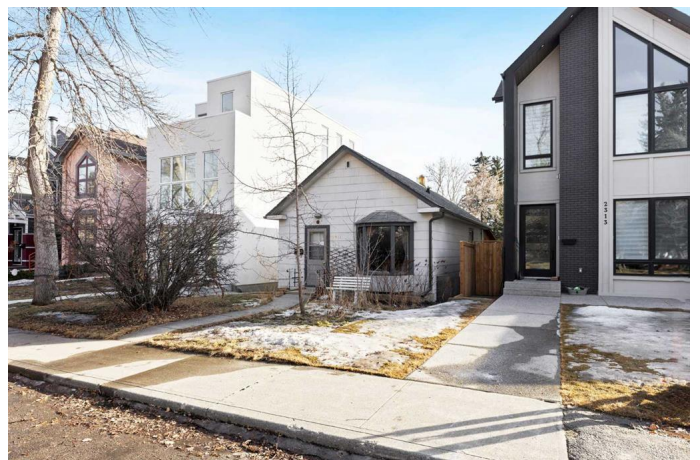
**\$674,900**

2 Bedroom, 2.00 Bathroom, 757 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Nestled in the heart of West Hillhurst, this charming renovated bungalow blends vintage charm with modern convenience. Featuring 2 bedrooms, 2 bathrooms, a fully developed basement, and a versatile attic space, this home offers both character and functionality.

Step inside to find a bright and inviting living area with updated finishes while maintaining its original warmth. The north facing bay window offers a great spot to curl up and read a book while looking out to your very own pear tree. The kitchen boasts thick veneer counter tops that are Ikea Pinnarp ash wood, perfect for cooking and entertaining. Across from the kitchen you'll find a fully renovated bathroom with heated Italian tile and a luxurious soaker tub. The back entrance opens to a sunroom and leads out to your large south facing backyard that includes a Nanking cherry tree, a yellow raspberry patch and a heirloom 65 year old apple tree along with wild herbs. Additionally you'll find a storage shed that can be used as a workshop or for storage of bikes, tools and equipment. The fully developed basement with 3-piece bathroom and 2nd kitchen provides additional living space, ideal for a family room, home office, or guest retreat. Upstairs, the attic space offers endless possibilities with updated flooring and electrical—whether you need a cozy reading nook, a creative studio, or extra storage, this is the space for you!



With its prime location on a quiet street, you're just minutes from trendy Kensington shops, river pathways, top schools, and downtown Calgary. With new builds on either side, this property also offers a great opportunity as a holding property for future development!

Don't miss this rare opportunity to own an updated character home in one of the city's most sought-after neighborhoods!

Built in 1911

### **Essential Information**

MLS® #	A2196425
Price	\$674,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	757
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2311 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0X3

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	Breakfast Bar, Separate Entrance, Soaking Tub, Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 21st, 2025
Days on Market	42
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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