

**1710 6 Avenue NW**  
**Calgary, Alberta**

**MLS # A2186006**



**\$719,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,953 sq.ft.	<b>Age:</b>	1924 (101 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Closet Organizers, Quartz Counters		

**Inclusions:** n/a

Discover this beautifully renovated 2-storey detached home, perfectly situated in the highly sought-after inner-city community of Hillhurst. Offering over 2,000 sq ft of developed living space, this charming property features 4 bedrooms, 1.5 bathrooms, and a double detached garage—an ideal blend of comfort and convenience. Step inside to be greeted by stunning vinyl flooring and an abundance of natural light pouring through large south-facing windows. The contemporary kitchen boasts sleek white cabinetry, quartz countertops, and modern white appliances. Upstairs, you’ll find four spacious bedrooms, including one with access to a cozy covered sunroom—your personal retreat for relaxation. A well-appointed 4-piece bathroom completes the upper level, ensuring ease and comfort for the whole family. The fully finished basement expands your living options with an additional family or recreation room, perfect for movie nights, hobbies, or extra storage. Outside, the private, low-maintenance backyard offers a peaceful setting for outdoor gatherings or a quiet evening under the stars. Located just steps from Kensington, you’ll enjoy some of Calgary’s trendiest shops, cafes, and restaurants. This prime location also provides easy access to schools, parks, shopping, and public transit, making it ideal for families and professionals alike. Don’t miss this rare opportunity to own a stunning home in one of Calgary’s most vibrant neighborhoods. Schedule your private showing today and experience the lifestyle Hillhurst has to offer!