

\$819,900 - 1613 6 Avenue Nw, Calgary

MLS® #A2212712

\$819,900

4 Bedroom, 4.00 Bathroom, 1,680 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

This standout end-unit row home in Hillhurst is turning headsâ€”for good reason. Offering incredible value under \$850K, this 4-level, 4-bedroom, 3.5-bathroom home blends style, space, and a location thatâ€™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 bathsâ€”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 270Â° city and downtown viewsâ€”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 Kensingtonâ€™s shops, cafes, and river pathways, and minutes to downtown, this is urban living at its best. In Hillhurst, Calgaryâ€™s most sought-after inner-city neighbourhood, youâ€™ll find a vibrant mix of charm, convenience, and community. Come experience it for yourself.

Built in 2018



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2212712 |
| Price | \$819,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,680 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1613 6 Avenue Nw |
| Subdivision | Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0W1 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Roof Deck, Secured Parking, Storage |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Other |
| Lot Description | Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Cedar, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 18 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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