

\$1,249,900 - 2608 6 Avenue Nw, Calgary

MLS® #A2252685

\$1,249,900

4 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.03 Acres

West Hillhurst, Calgary, Alberta

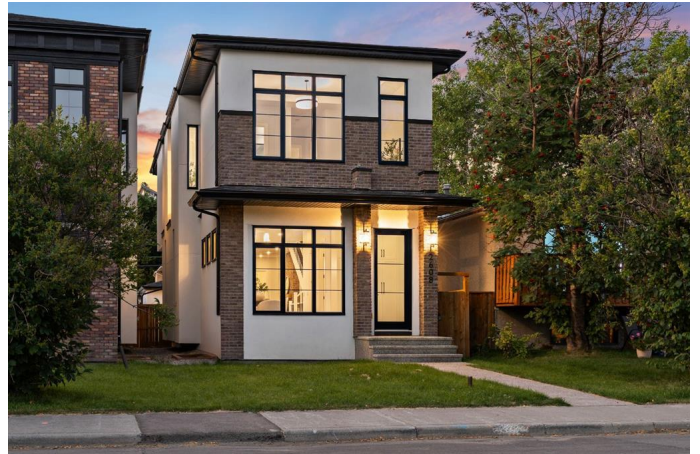
This brick-exterior home showcases meticulous craftsmanship and a layout designed for both everyday living and entertaining. The main floor features a formal dining area that features wainscoting and flows into a chef's kitchen outfitted with Jenn-Air appliances, a large walk-in pantry, quartz counters, and full-height cabinetry with plenty of prep space. The living room is a highlight with its gas fireplace framed by a brick feature wall, and custom built-ins, while large sliding doors open to a private patio. A powder room and mudroom add convenience on this level. Upstairs, the primary suite offers custom wainscoting, a five-piece ensuite with dual sinks, a freestanding soaking tub, and a rainfall walk-in shower, along with a generous walk-in closet. Two additional bedrooms, a full bath, and a dedicated laundry room complete the second floor. The fully developed basement extends the living area with a wet bar and beverage fridge, an additional bedroom, and a full bathroom. Added touches include roughed-in in-floor heating, AC rough-in, and speaker rough-in. The home sits on a fully fenced lot with a finished double detached garage, combining style with function. Both 2610 & 2608 are available.

Built in 2025

Essential Information

MLS® #

A2252685



Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,996
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2608 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0X8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	In Floor, Forced Air, In Floor Roughed-In
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.