

# \$699,900 - 1710 6 Avenue Nw, Calgary

MLS® #A2203413

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,953 sqft  
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

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!

Built in 1924

### Essential Information

MLS® #	A2203413
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,953
Acres	0.08
Year Built	1924
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1710 6 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0W2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Closet Organizers, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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