# \$899,900 - 205 6 Street Nw, Calgary

MLS® #A2207809

## \$899,900

4 Bedroom, 5.00 Bathroom, 1,829 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

THE ONE YOU HAVE BEEN WAITING FOR!

Nestled in one of Calgary's most

COVETED neighborhoods, this STUNNING

4-bedroom, 4.5-bathroom townhome offers an

UNBEATABLE locationâ€"just steps from the

Bow River, Kensington, and downtown.

Designed with sophisticated modern finishes, this home is bathed in natural light, amplified by SKYLIGHTS that brighten every corner. From the moment you step inside, you'II be captivated by the seamless flow of the main floor, where the spacious living area, elegant dining space, and showstopping kitchen come together to create the ULTIMATE entertainer's dream. Just off the kitchen, is your first outdoor living space, a serene escape in the warmer months!

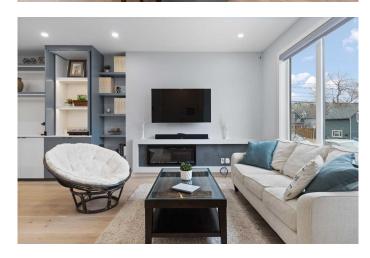
The chef-inspired kitchen is truly BREATHTAKING, featuring a large island, HIGH-END appliances, and a BRAND-NEW CUSTOM cabinet extension/bar (2025)â€"perfect for a home coffee station, cocktail bar, or extra storage.

Heading upstairs, both second-floor bedrooms offer their own PRIVATE ENSUITES, while each features a generous WALK-IN closetâ€"one even reimagined as a PRIVATE HOME-OFFICE for added versatility.

The HUGE PRIMARY RETREAT on the third floor is nothing short of SPECTACULAR. It







boasts a LUXURIOUS 5-PIECE ENSUITE, an EXPANSIVE WALK-IN CLOSET, and a PICTURESQUE PRIVATE BALCONY with BREATHTAKING DOWNTOWN VIEWS. Which also includes a roll-out sunshade to keep cool in the summer-time!

The FULLY DEVELOPED BASEMENT provides additional living space with a SEPARATE EXTERIOR ENTRANCE, making it ideal for guests, a home gym, or a media room.

The home has recently seen about \$50,000 in upgrades to make it truly one of a kind. Completing this exceptional home is a SINGLE-CAR GARAGE and the unmatched convenience of a PRIME LOCATION that places the best of Calgary right at your doorstep.

This is a RARE OPPORTUNITY to own in SUNNYSIDEâ€"don't let it slip away! Book your private showing today!

Built in 2019

#### **Essential Information**

MLS® # A2207809 Price \$899,900

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 1,829

Acres 0.00

Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 205 6 Street Nw

Subdivision Sunnyside

City Calgary

County Calgary

Province Alberta

Postal Code T2N 1R8

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz

Counters, Storage, Walk-In Closet(s), Skylight(s)

Appliances Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer

Heating Baseboard, Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

### **Exterior**

Exterior Features Balcony

Lot Description Landscaped, Lawn, Corner Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Metal Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 21

Zoning M-CG

## **Listing Details**

## Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.