

415 6 Street NE  
Calgary, Alberta

MLS # A2184427



**\$949,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Bridgeland/Riverside                      |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,484 sq.ft.                              | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Garage Faces Side, Single Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.05 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Level, Rectangular Lot        |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | M-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance |                   |      |

**Inclusions:** N/A

East facing with lot of sun light and Downtown view, Stylish and contemporary home on a corner lot in the sought-after community of Bridgeland. This tastefully designed two-story home features an open concept floor plan, high ceilings, and durable engineered hardwood throughout the main floor. It's so nice to come home and relax in this modern living room with a beautiful gas fireplace with a clean tile design. The kitchen is always the focal point of every home, and this has what you are looking for, quartz countertops with a large center island and breakfast bar plus a commercial-grade gas stove ideal for any chef. The master suite is the perfect place to unwind with a walk-in closet and a barn door that leads to a luxurious ensuite including a walk-in shower and soaker tub. Two additional bedrooms and a 4-pc bath make this an ideal family home. The mortgage helper basement is fully finished with separate entrance contains a large bedroom with a walk-in closet, living room, kitchen, 3-piece washroom and separate laundry. This home is ideally located in a highly sought-after community that is only minutes away from downtown. Bridgeland boasts one of the most vibrant growing communities in Calgary due to great restaurants, parkland, shops, playgrounds, dog park, public transit, and a 5-minute walk from Calgary Science School LANGEVIN. Come check it out this listing it's not easy to find this kind of value in our current market.