ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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2613 6 Avenue NW
Calgary, Alberta

MLS # A2287586

$2,995,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,715 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	6 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-In Coffee System

Discover refined living in this exceptional custom build by HeavenView Homes, ideally located in sought after West Hillhurst. Crafted with uncompromising attention to detail, this home sets a new standard for luxury with elevated design, impeccable finishes, and thoughtfully curated spaces throughout. From the moment you enter, a custom solid wood and metal feature railing creates a striking architectural statement, while soaring 12 ft ceilings on the main level and 10 ft ceilings on the upper and basement levels enhance the home’s sense of scale. White oak hardwood floors, dramatic feature walls, more than 200 pot lights, and extensive LED strip lighting elevate the interior, while oversized triple pane windows flood the home with natural light and complement whole house spray foam insulation for superior efficiency. The elegant dining room flows into the living room, separated by a custom LED-lit architectural feature wall, while bespoke millwork frames a sleek linear gas fireplace. Expansive sliding doors open to a premium exposed concrete patio with an outdoor gas fireplace, seamlessly blending indoor and outdoor living while overlooking the sunny South facing backyard. The statement kitchen is equipped with premium JennAir appliances including a gas cooktop, built-in oven, microwave, and coffee system, complemented by quartz counters, an oversized island, and extensive custom cabinetry. A wraparound butler’s pantry provides abundant storage, shelving, and dedicated wine storage. A spacious mudroom with built-ins connects to the triple attached garage, finished with epoxy flooring and a heater, while AC will also be installed to the home for added comfort. Upstairs, natural light fills the open riser staircase and leads to a well appointed laundry room, coffee/beverage station, and four generous bedrooms, each with feature walls and private

ensuites. Bathrooms are enhanced with upgraded Japanese toilets, blending advanced technology with refined design. The primary retreat features a custom walk-in dressing room and a luxurious 6pc ensuite with a deep soaker tub and glass encased steam shower with body sprays. The lower level is designed for relaxation and entertaining with radiant boiler in-floor heat, plush carpets, expansive games and rec areas, a fully equipped wet bar, and extensive wine storage. A dedicated home gym with rubber flooring and mirrored walls, a fifth bedroom with its own ensuite, and an additional powder room complete the space. Technology is seamlessly integrated with 20+ pairs of KEF in-ceiling speakers throughout. The South facing backyard will also feature a fully new fence and professional landscaping once weather permits. Ideally located minutes from Westmount Charter School, Helicopter Park, the off-leash dog park, Foothills Medical Centre, and the Bow River Pathway, this remarkable residence seamlessly blends timeless elegance with modern sophistication.

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