

# \$1,199,000 - 2332 6 Street Se, Calgary

MLS® #A2180170

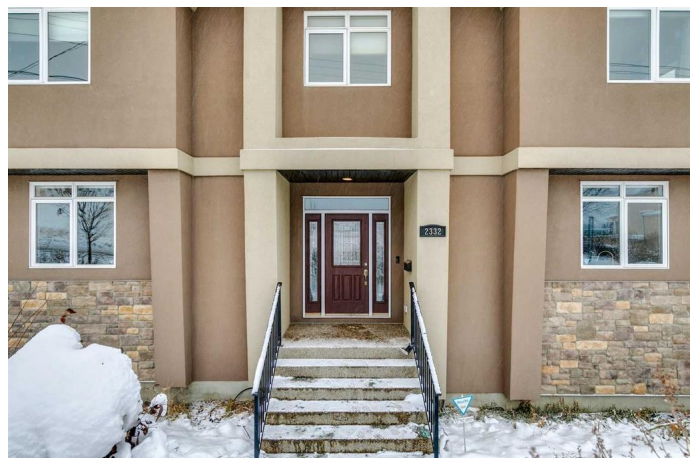
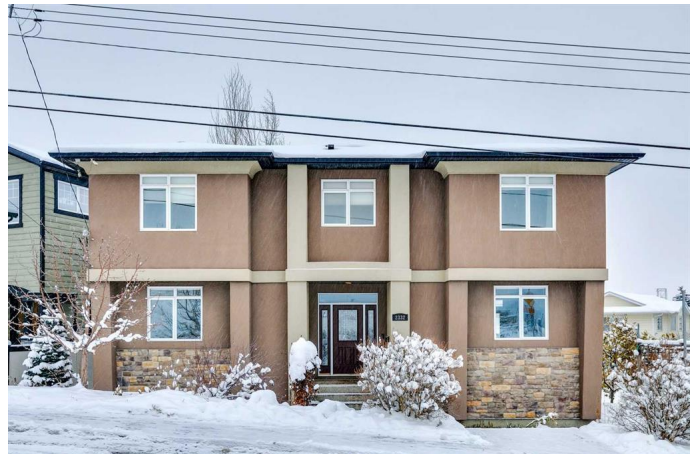
**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,198 sqft  
Residential on 0.08 Acres

Ramsay, Calgary, Alberta

Open house Sunday April 6th 230-4pm. This custom-built, two-story family home with a total of 4 bedrooms + office + double attached garage, offered by its original owner, is designed for both comfort + functionality. The main floor features a private office off the entryway, a spacious kitchen with ample cabinetry, a two-tiered island, stainless steel appliances + a bright breakfast nook with French doors to the backyard. The great room offers a cozy gas fireplace + built-ins, while the spacious dining room, ideal for large gatherings also provides outdoor access. Gleaming hardwood floors, elegant wood-and-wrought-iron railings + an abundance of beautiful millwork complete the space. Upstairs, find three large bedrooms, including a primary bedroom with a walk-in closet, ceiling fan, + pleasing ensuite with dual vanities, a standalone shower + a large jetted soaker tub. A bright, well laid out laundry room with ample storage is also on this level. The developed lower level with heated basement floor includes a family room, guest bedroom, full bath + storage. Outside, the private backyard boasts a wood-burning pizza oven, perfect for entertaining. Located close to schools, shopping, restaurants + pathways with an unobstructed view over the Stampede Grounds with bonus views of the Stampede fireworks and partial Downtown views this home is a must-see!

Built in 2010



## Essential Information

MLS® #	A2180170
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,198
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	2332 6 Street Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4S2

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Open Floorplan, See Remarks, Walk-In Closet(s), Breakfast Bar, Bookcases, Built-in Features, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, See Remarks, Stone

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Private Entrance, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Private, See Remarks, Triangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	131
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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