

# \$1,149,000 - 2332 6 Street Se, Calgary

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MLS® #A2180170

**\$1,149,000**

4 Bedroom, 4.00 Bathroom, 2,198 sqft

Residential on 0.08 Acres

Ramsay, Calgary, Alberta

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          | \$1,149,000 |
| 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 | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Breakfast Bar, Bookcases, French Door, Jetted Tub |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Family Room, Gas, See Remarks, Stone   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Private Entrance |
| Lot Description   | Back Yard, Corner Lot, Private |
| Roof              | Asphalt Shingle                |
| Construction      | Stone, Wood Frame, Stucco      |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2024 |
| Days on Market | 162                 |
| Zoning         | R-CG                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|



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