

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

MLS® #A2180170

**\$1,199,000**

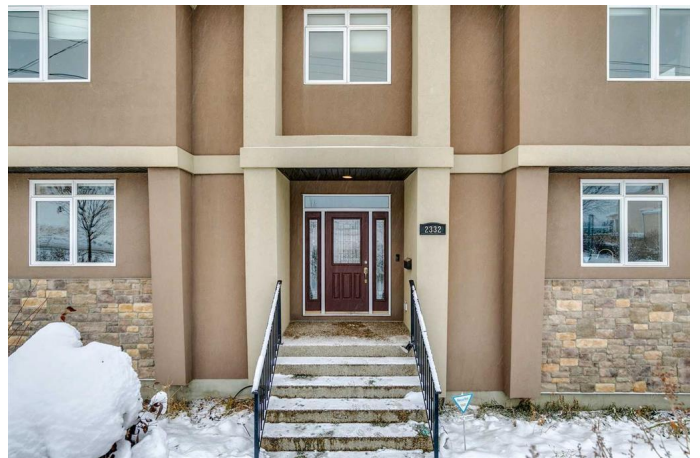
4 Bedroom, 4.00 Bathroom, 2,198 sqft

Residential on 0.08 Acres

Ramsay, Calgary, Alberta

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 | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Breakfast Bar, Bookcases, Double Vanity, French Door, Jetted Tub |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Gas Stove, Microwave, Washer/Dryer                                                                              |
| 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, Rain Barrel/Cistern(s)      |
| Lot Description   | Back Yard, Corner Lot, Private, See Remarks, Triangular Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stucco, Stone, Wood Frame                                   |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2024 |
| Days on Market | 147                 |
| Zoning         | R-CG                |

## Listing Details

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

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