

\$1,900,000 - 1427 6th Street Nw, Calgary

MLS® #A2239604

\$1,900,000

5 Bedroom, 5.00 Bathroom, 2,470 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Unique opportunity to own this CUSTOM DESIGNED/BUILT 2 storey home in desirable community of Rosedale. Sellers are the original owners, and when they hired a professional Architectural design firm to create their dream home, a lot of emotion & love went into the final product. With over 3500 feet of developed area this home offers timeless appeal and modern convenience. Located on quiet street, you are only minutes from so many amenities, such as Kensington shops & restaurants, playgrounds, Riley park with wading pool for the little ones, SAIT, U of C, Foothills hospital, &more. Walk your kids to one of the top 10 rated schools, grades K-9 in the province, which can be the core for family and social network. Take a romantic stroll or bike ride to iconic Crescent Road, which offers panoramic City and mountain views. As you approach entry of this home, you will find a hidden tranquil front porch, great for morning coffee in the east sunlight. Enter to a spacious foyer, and you will first notice the unique custom designed railings. To your right you encounter the coffee bar, and tucked away...an office/den. Turn left from foyer is another access to living room. From coffee bar you will be drawn into the fabulous kitchen, a chef's dream, with commercial gas range (15K new), high end SS appliances, (Sub Zero and Bosch), granite counters, and awesome storage and cabinet space. opposite the eating bar (with antique leaded glass feature above), is the dining and family room, which, along



with living room, opens to fabulous covered private deck. Dining room shares a through fireplace with inviting living room. All 3 fireplaces feature custom mantles, and travertine facing. Living room features coffered ceiling and moldings, and also opens up to front porch area. Ceilings are all 9 feet and living space offers an abundance of windows on all levels. Main floor offers hardwood & slate flooring throughout. Completing this level is a generous mudroom off back deck. Upstairs are two bedrooms both sharing access to balcony, as well as sharing a 2 pce, (toilet and vanity), and separate 3 pce (tub shower and vanity), bathroom, allowing privacy, ("Jack and Jill" set up). Cabinetry fronts were done by a Faux Finish artist, and are quite unique! Primary bedroom is wonderfully spacious, and features a fireplace with raised travertine hearth and front, and built in shelving. The gracious ensuite has shower, jetted tub, & his & hers vanities, all leading to walk in closet. The lower level has 2 bedrooms, 3 piece bath, expansive rec room with fireplace, and a den/office room, that could have other functions such as an exercise area. the smaller bedroom is currently used for storage, and could also become a wine room. Rosedale is like a quiet little known enclave in the city, Access to major arteries, public transportation, & just minutes to downtown & river pathways. A walkable family friendly neighborhood. Sellers hope you and family will enjoy life here as much as they have.

Built in 1998

Essential Information

MLS® #	A2239604
Price	\$1,900,000
Bedrooms	5

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,470
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1427 6th Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3E7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, On Street, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in, Beamed Ceilings, Bookcases, Central Vacuum, Double Vanity, Wood Windows, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Convection Oven, Garburator, Humidifier
Heating	Forced Air, Natural Gas, Exhaust Fan, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Stone, Basement, Dining Room, Master Bedroom, See Through, Marble

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Yard, Storage, Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Many Trees, Rolling Slope, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Log, Manufactured Floor Joist, Metal Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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